NMP | Landscape Architecture

Bailey Gibson SHD 2

Landscape Design Statement

June 2022

NMP
Niall Montgomery + Partners

Contents

01 Introduction 3

02 Context 4

03 Landscape Vision & Concept / Inspiration 12

04 Landscape Strategies 16

05 Landscape Design 24

06 Hard Landscape Strategy 76

07 Planting Palette & Approach 90

08 Appendix 100

01 Introduction

Niall Montgomery and partners have been appointed to provide landscape design proposals for the proposed development.

In collaboration with Henry J Lyons Architects and BMCE, NMP have developed a landscape design which responds to a the existing context as well as the proposed dynamic building programme. Proposals have been developed in line with the Vision + Ambition as detailed in the Dublin City Development Plan 2016-2022. The design draws on Development Plan and SDRA 12 objectives which endeavour to shape and integrate the spaces and connective tissue of the locality.

The design approach is driven by the need for defined but flexible space which provides a variety of programmatic uses including a space for respite, art, heritage and recreation all promoting health, biodiversity underpinned by sustainable principles.

This report should be read in conjunction with the accompanying landscape drawings.

Development Description

This application relates to a proposed mixed-use strategic housing development (SHD) on a site of approx. 5.5 hectares in Dublin 8. It includes all of the former Bailey Gibson site and a small portion of the former Player Wills site, both of which are owned by the Applicant, CWTC Multi Family ICAV acting solely in respect of its sub fun DTBR SCR1 Fund. The balance of the proposed development site relates to land owned by Dublin City Council (DCC) known locally as the 'Boys Brigade pitch' and part of the St. Teresa's Gardens site, together with DCC controlled public roads.

The application area is predominately within Strategic Development Regeneration Area (SDRA) 12, St. Teresa's Gardens & Environs as identified in the Dublin City Development Plan 2016-2022. The part of the proposed development site not within SDRA 12 relate to works proposed in the public roads surrounding the site, South Circular Road, Donore Avenue and Rehoboth Place.

A comprehensive description of the proposed development is set out in the Planning Statement. The Statutory Notices should also be referenced.

Briefly, it is proposed to demolish the existing vacant buildings and structures on the Bailey Gibson site to make way for development of 345 new homes across 5 blocks, BG 1 - BG 5, ranging in height from 2-7 storeys. The residential blocks will be contained within the Bailey Gibson site. The typology is predominantly apartments with 4 townhouses proposed in block BG5.

This is a mixed tenure scheme, with 292 units proposed as Build to Rent (BtR) across blocks BG1-BG3 and 53 units proposed as Build to Sell (BtS) in blocks BG4 and BG5. It is proposed to deliver 34 social and affordable homes as part of the overall total.

All apartments have private amenity space. At ground floor this is in the form of terraces and on upper levels, balconies. Each of BG1-BG4 have communal amenity areas either as a courtyard or podium area.

Tenant amenities and facilities are proposed in the BtR blocks and include a gym, co-working space, kitchen/lounge areas, concierge, and waste facilities.

Over 2 hectares of public open space including a multi-sport play pitch, a playground, 'St. Teresa's Playground', a boulevard, 'St. Teresa's Boulevard', a park, 'Players Park', a plaza, 'Rehoboth Plaza'.

The proposed non-residential uses include in blocks BG1 and BG2 commercial units that have the capacity to support daily living needs e.g., a shop, pharmacy and professional services. A creche with capacity for approx. 60 children. In block BG2 the design includes floorspace for a café/restaurant/bar.

In total there are 89 car parking spaces allocated to the proposed apartments and all are contained within the Bailey Gibson site. Apart from 1 space at podium level, the parking is contained within a basement. Additionally, 10 'Go Car' spaces are proposed at podium level for residents use only. Each of the 4 townhouses has 1 on-curtilage car parking space.

Visitor parking is at street level and the proposed sport pitch will be serviced separately by new spaces on the public roads. The scheme includes set down parking for the creche, a loading bay for deliveries and coach parking area.

Provision is made for disabled parking, electric vehicle charging, a car sharing scheme and motorcycle parking.

784 spaces are proposed for cycle parking including secure residents parking, visitor parking and spaces for cargo bicycles.

Other works include the development of a network of streets across the proposed development site that will link with other sites within SDRA 12 and into the wider street network of Dublin 8.

Improvement works within existing local streets to facilitate access and safe movement; landscaping, and lighting.

Ancillary development works includes the construction of electricity substations, meter rooms, plant rooms at basement level, waste storage areas, solar photovoltaics, drainage, landscaping, and lighting.

02 Context

The proposed landscape design of the applicant area has been considered with reference to several planning documents, guidance from DCC and the Government of Ireland. The intention is to respect the local heritage in creating a more sustainable city which provides liveable spaces for people and wildlife. In particular the following documents have been referred to throughout the design process:

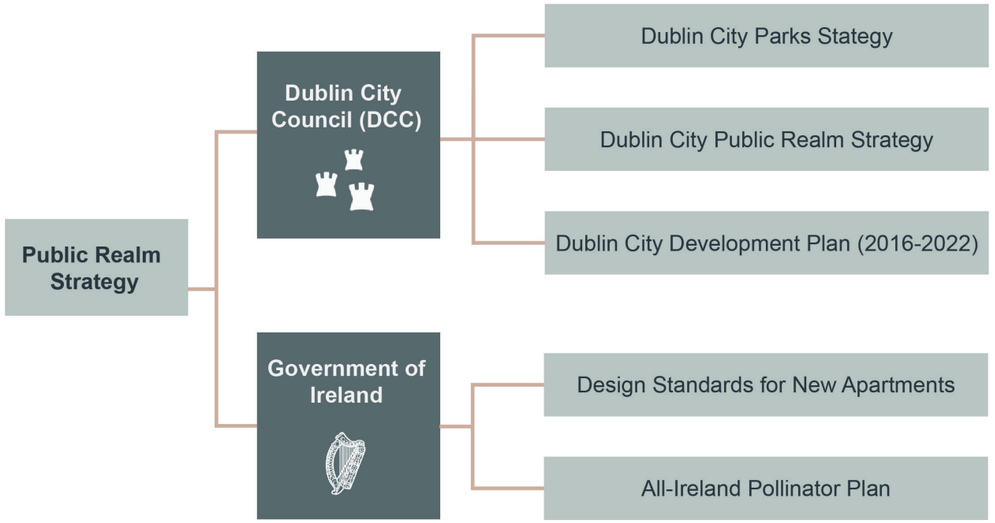




Diagram Showing Proposed Development Site

02 Context + Landscape Character

The site and its surroundings contain remnants of the sites industrial heritage. These remnants provide a starting point for choosing hard landscape materials and details for the new development. This will ensure the proposed development is rooted in the history and character of the local area. Materials typically found in the vicinity include Dolphins Barn stone, metal railings, bollards, gates, hinges, architectural details. Red brick; warehouses, dwellings, walls. Natural stone; Paving, architectural detailing, façades, pillars, historic stone walls. All of these materials find their way into the proposed hard landscape palette.



Remnants of an Industrial Past



Architectural Detailing



Modern Gate on Dolphins Barn



Residential Street on Sandford Avenue



Image of Chimney on the Site



Steel Architectural Details



Bailey Gibson Salvage Yard



Residential Streets



Players Wills Site Adjacent



Historic Stone Wall Nearby on Donore Avenue

02 Public Open Space Context

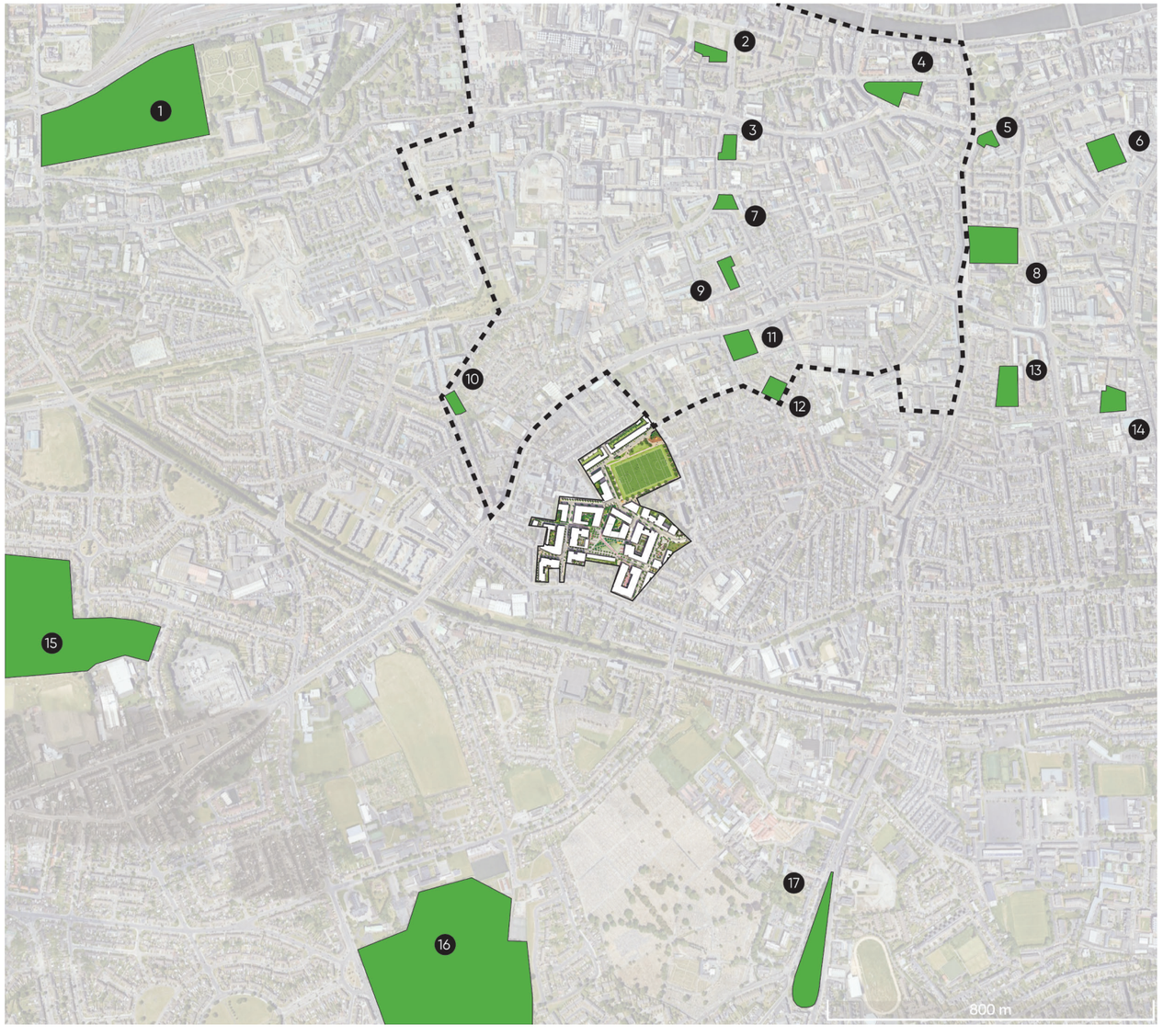


Diagram Showing Landscape Amenity Context of the Liberties Area

- Liberties Greenery Strategy
- 1 Bully's Acre
- 2 Bridgefoot Street Community Garden
- 3 St Catherine's Park
- 4 St. Audoen's Park
- 5 Peace Park
- 6 Dubh Linn Garden
- 7 Pimlico Residence Park
- 8 St. Patrick's Park
- 9 Pimlico Playground
- 10 Flanagan's Fields Community Garden
- 11 Weaver Park
- 12 Oscar Square
- 13 Cabbage Garden
- 14 St. Kevin's Park
- 15 Brickfield Park
- 16 Eamonn Ceannt Park
- 17 Harold's Cross Park

A study of the local context informed the design process and identified the opportunities to add quality green spaces to an ex-industrial neighborhood. The area has suffered significant urban decay and is devoid of significant recreation and amenity space in relation to the Georgian part of Dublin. However, recent initiatives such as the Liberties Greening Strategy, published by Dublin City Council, are stimulating a revitalization of the neighborhood which is steeped in cultural capital.

The proposed development site is situated on the threshold of the Liberties boundary and takes inspiration from the strategy to enhance the wellbeing of residents through recreation and access to high quality urban landscape.

LIBERTIES GREENING STRATEGY:

The Liberties area is extremely deficient in quality green space. The Greening Strategy seeks to capitalise on the value and benefits of the existing green spaces such as improving access to green spaces associated with consecrated churches and archaeological sites; wholesale regeneration of local green spaces and small enhancements to existing well-functioning green spaces. Globally the strategy seeks to ensure all children living in The Liberties are within a short 5-8 minute walk of a high quality and secure play space and all residents are within a short 2-5 minute walk of high quality green space. The strategy will also provide a long term proposal for food production in the form of allotments and community gardens within The Liberties.

(The Liberties Greening Strategy, Dublin City Council, 2015)

02 Public Open Space Context

Two inspirational green spaces have been completed as a part of the Liberties Greening Strategy: Bridgefoot St Park and Weaver Park (no. 2 & 11 on pg. 8). These parks are of neighborhood scale, serving local communities with a good range of amenities and a high standard of design and horticultural presentation. Each park accommodates a high quality and secure play area, allotments and/ or community gardens, opportunities for informal play, flexible open areas for events and passive recreation and a high proportion of greening in the form of tree planting, hedging, lawn, meadow and groundcover planting.

Qualitative benefits of the Greening Strategy form a foundation for the proposed development and include:

- Enhanced landscape quality and positive 'sense of place' which will support higher property values and rental yields.
- Enhanced presentation of local heritage sites for the benefit of local residents, workers and also city visitors.
- Environmental education resources for local schools and adult training initiatives.
- Enhanced health and well-being of residents through recreation and access to high quality urban landscape.
- Improved linkages for walking and cycling; providing shorter routes and enhanced permeability.
- Attract and support inward investment in high quality work space and learning facilities and investment in evening economy and tourist accommodation.

(The Liberties Greening Strategy, Dublin City Council, 2015)



Bridgefoot Street Park
Open Plaza



Bridgefoot Street Park
Seating Area



Weaver Park
Skate Park



Weaver Park
In Situ Seating Wall



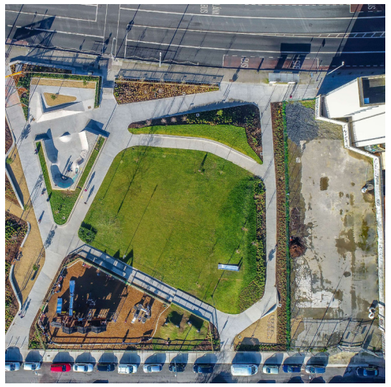
Bridgefoot Street Park
Soft Mound



Bridgefoot Street Park
Play Space

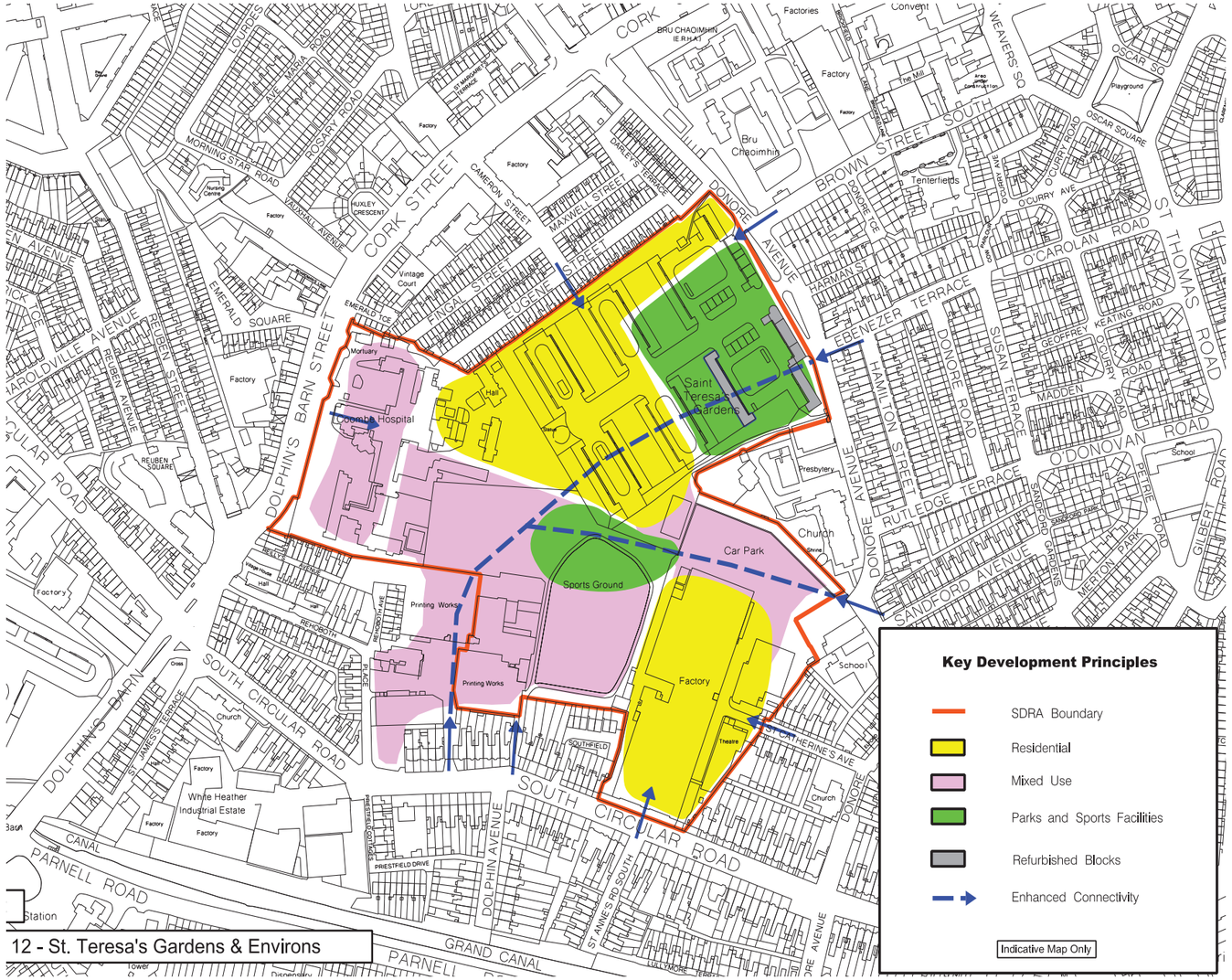


Weaver Park
Neighborhood Context



Weaver Park
Aerial Photo

02 Public Open Space Context



SDRA 12 Key Development Principles – Indicative Map (Extract from DCDP2016-2022)

The guiding principles for SDRA 12 are set out in Chapter 15 of the Dublin City Development Plan 2016-2022. With respect to public open space (POS) it requires that at least 20% of the SDRA 12 be retained for public open space, recreation and sporting facilities including an area to facilitate organised games.

SDRA 12 encompasses an area of 12.62 hectares and includes St. Teresa's Gardens (including the housing complex and the local authority owned playing fields to the south-west), the former Player Wills and Bailey Gibson sites and the Coombe Hospital site. To meet the 20% POS requirement it is necessary to allocate 2.524ha of the overall SDRA 12 area.

Approximately 2.2ha (21,746 sq.m) of the application area is allocated as POS;

a) A multi-purpose play pitch within DCC lands to the northeast of the application area (12,344 sq.m);

b) A public boulevard, 'St. Teresa's Boulevard', to the south of the proposed pitch (2,645 sq.m);

c) A public park, 'St. Teresa's Playground' incorporating a playground to the north of the proposed pitch (2,155 sq.m);

d) A public park ('Players Park') to the east of the Bailey Gibson site (4,182 sq.m); and,

e) A public plaza ('Rehoboth Plaza') at the entrance to the Bailey Gibson site (420 sq.m).

The indicative position and scale of the POS in the Dublin City Development Plan envisages that the 20% open space (shaded green) would be provided on lands owned by Dublin City Council. The proposed layout generally follows this with the proposed sports pitch within the St. Teresa's Gardens area and the public park predominantly within the Boys Brigade fields.

02 Public Open Space Context



Other guiding principles for SDRA 12 that are relevant to the proposed public open space design are;

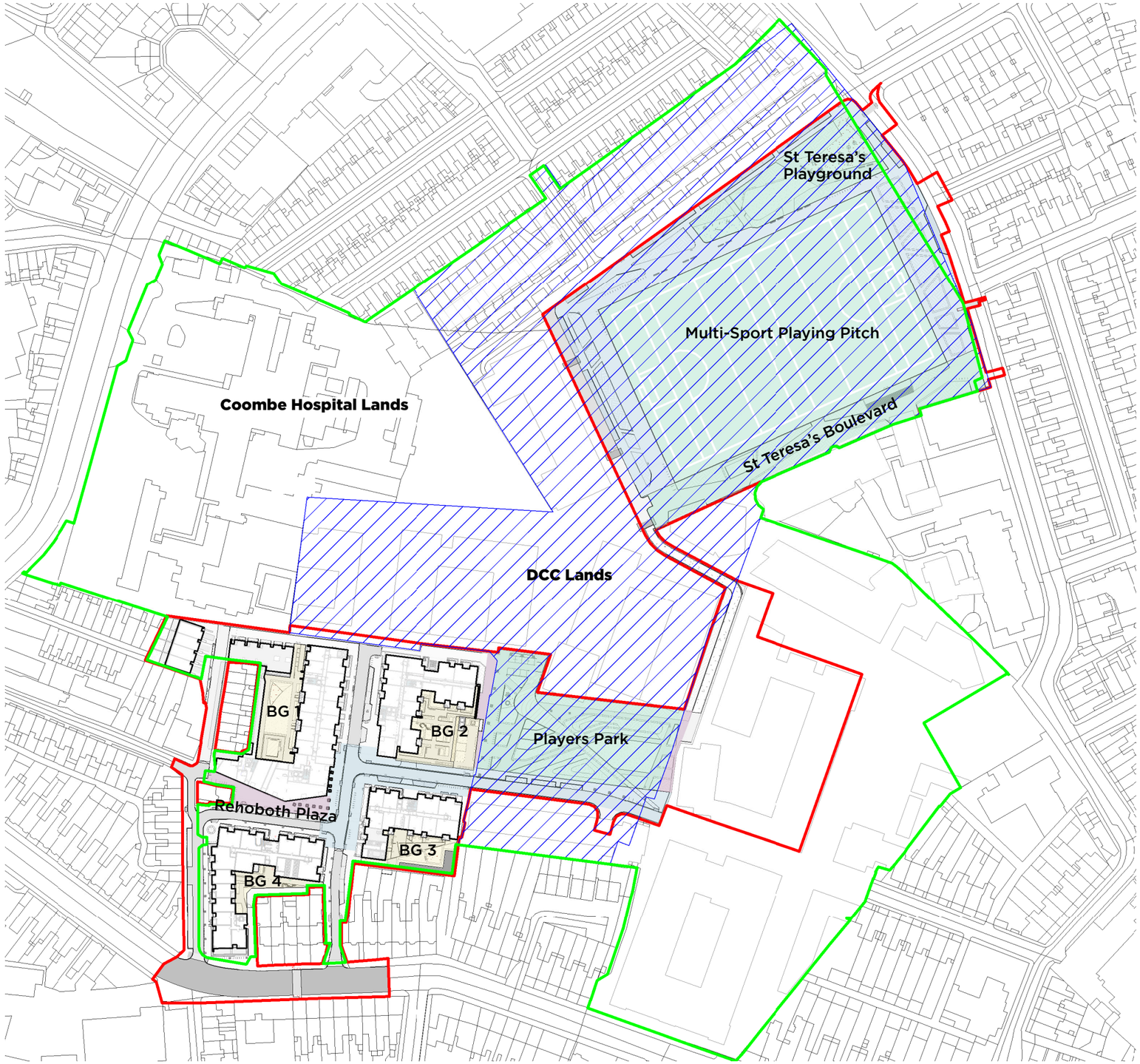
> *"The development of a network of streets and public spaces will be promoted to ensure the physical, social and economic integration of St Teresa's Gardens with the former Player Wills and Bailey Gibson sites, with further integration potential with the sites of the Coombe Hospital and White Heather Industrial Estate...*
>
> *To provide for an area zoned sufficient in size to accommodate a minimum 80 m by 130 m playing pitch...*
>
> *A new public park is proposed as a landmark feature with passive supervision by residential and other uses; it will have a comprehensive landscaping strategy to provide significant greenery within the scheme and will make provision for a diverse range of recreational and sporting facilities for use by the wider neighbourhood."*

The public spaces as proposed are well distributed across the site and together with the street network act as stepping stones between the individual landholdings that make-up SDRA 12. While public open space is less abundant on the Bailey Gibson site, its primary form, a public plaza is appropriate, having regard to the nature of land uses on the site and the opportunity that exists at the Boys Brigade field to develop a high quality, multi-functional park.

Players Park is proposed primarily on DCC land. Proposed block BG2 overlooks the park and new street to the south connecting the Bailey Gibson and Player Wills sites will ensure the park benefits from passive surveillance that promotes safety.

The plan demonstrates the diverse uses incorporated into the design and a significant planting schedule is proposed, adding over 300 trees to the neighborhood.

02 Public Open Space



Legend

- POS - DCC Lands
- POS - Applicant Lands
- Communal Open Space
- Streetscape / Shared Surface
- DCC Lands
- SDRA 12 Boundary
- Planning Application Boundary

PUBLIC OPEN SPACE	APPLICANT [m^2]	DCC [m^2]	TOTAL [m^2]
PLAYERS PARK	330	3,852	4,182
% of Total	1.5%	17.7%	
ST TERESA'S PLAYGROUND	0	2,155	2,155
% of Total	-	9.9%	
REHOBOTH PLAZA	420	0	420
% of Total	1.9%	-	
MUNICIPAL PLAYING PITCH	0	12,344	12,344
% of Total	-	56.8%	
ST TERESA'S BOULEVARD	0	2,645	2,645
% of Total	-	12.2%	
TOTAL POS	750	20,996	**21,746 m^2**
% of Total	3.4%	96.6%	

COMMUNAL OPEN SPACE	[m^2]
TOTAL	2,526
BG 1 BLOCK	775
BG 2 BLOCK	909
BG 3 BLOCK	527
BG 4 BLOCK	315

The total public open space provision of 2.17 hectares lies in the balance of 3.4% on the applicant lands while 96.6% is on DCC lands. This calculation excludes roads, road parking, road verges and defensible space at residential blocks.

In addition, the streetscapes have been designed to enhance the local neighbourhood with lush tree planting, SuDS and biodiversity enhancements. This area is not included in the calculation for public open space, yet serves to link the residential areas to the public domain and create a safe and welcoming environment for pedestrians and cyclist.

The communal open space provides 2526 m^2 of semi-private amenities for the residents of Bailey Gibson development. The courtyards provide a calm and relaxing environment with lush gardens, amenities and playscapes.

Page left intentionally blank

03 Landscape Vision & Concept / Inspiration

03 Landscape Vision

In order to create a memorable, recognizable, distinct and humane place we aim to establish first principles relating to landscape design. These principles will guide the design of spaces, streets, materials and programming:

1. Authenticity
2. Life on the Street
3. Playfulness
4. Biodiversity & Green Infrastructure

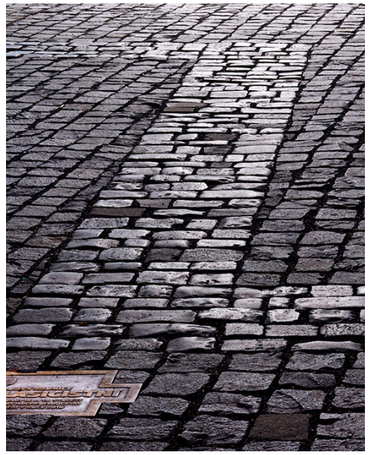
These principles sit adjacent to and support the overarching guidelines for SDRA 12 established in the Dublin City Development Plan 2016-2022.

The design promotes health and well-being through active and passive measures including the provision of allotment gardens, nature trails and the variety of spatial typologies, which have a positive mental impact both to look upon and to be in. These are the key building blocks to encourage a healthy neighborhood, located in close proximity and appropriately to adjacent ground floor programme.

The landscape programme diverse and appropriate to its location in terms of responding to specific character areas. Flexibility of space provides residents and visitors to use space informally and invent programme.

Play is an important part of a multi-family development and not only caters for the coming together of children but also encourages parents to socialize - essentially ingredients to creating a community.

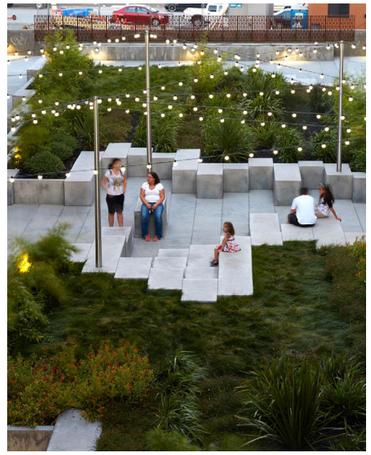




Authenticity

The site benefits from rich architectural surroundings, which have inspired the development's design. In pursuit for authenticity, careful attention has been paid to the selection of the same or similar materials and patterns to assimilate the new space to its historic context and ensure the design concept tells the story of the site's history and subsequent harmonious evolution.

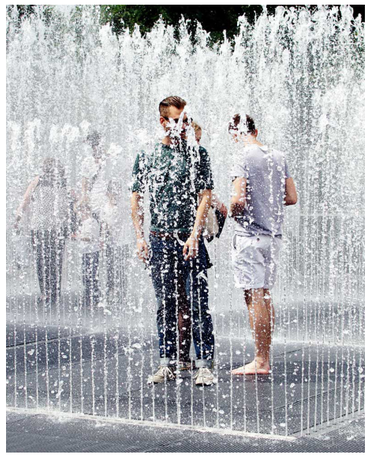




Life on the Street

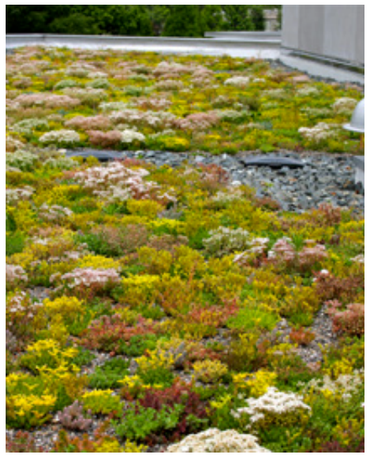
Key to the design of any public space, is the fostering of conditions that encourage people to spend practical and leisure time and occupy said space. Street life can be animated through the introduction of physical structures such as streets opening into plazas, street furniture and structures, and food and beverage zones. These create ideal social spaces to activate the streets and attract people to spend time in these public spaces.





Playfulness

Inclusive play spaces have been proposed to provide opportunities for everyone to play together. The play spaces are accessible, engage children of all ages and abilities and encourage them to interact with each other. These promote health and wellbeing, learning, and social interactions. Play is provided throughout the site and responds to age, context and ability.

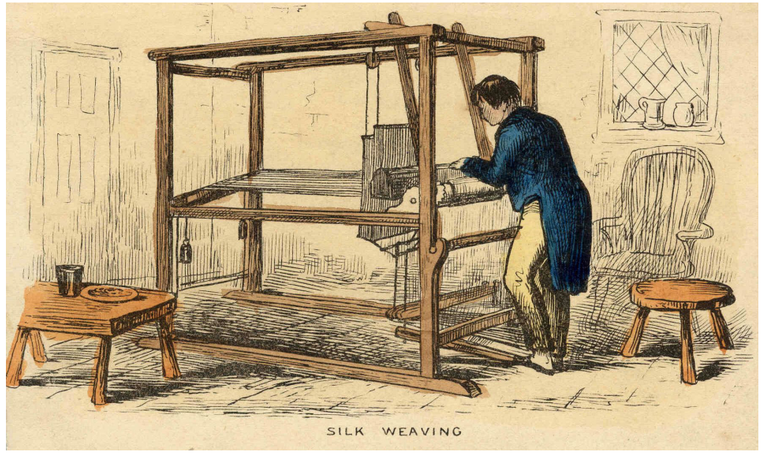




Biodiversity & Green Infrastructure

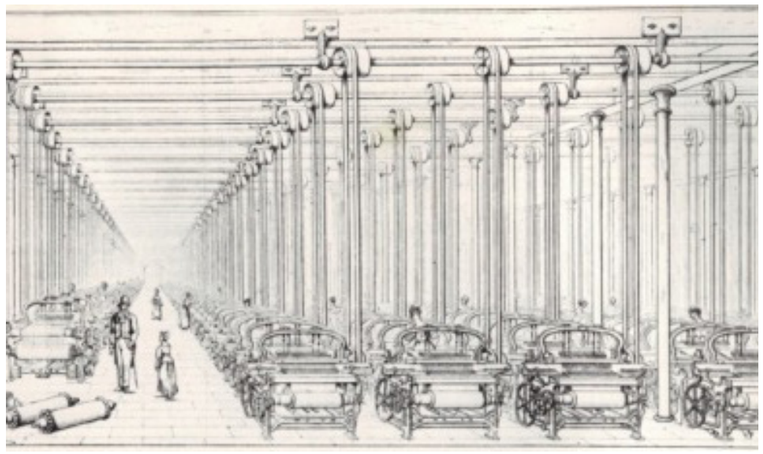
Biodiversity is a key tenet of the landscape design and is reflected in the planting of a great variety of trees and shrub species. Plants used throughout the site are mostly native, both deciduous and evergreen to ensure an attractive landscape all year round. Tree planting will promote carbon sequestration as well as provide a varied habitat, roosting for bird life, etc. The Sustainable Environmental Green Infrastructure of the site consists of semi-private and public areas, the tree pits and green roofs, all contributing to the enhanced, nature-positive development.

02 Landscape Concept / Inspiration



Concept birth

The landscape concept design, “Spinning the Tale”, has been devised to reflect the area’s history. In 1685, many Huguenots settled in the Liberties area of Dublin brought with them the skills and culture of their native France. The site sits adjacent to the current Liberties area boundary but historically would have formed part of the Donore Liberty of Dublin.



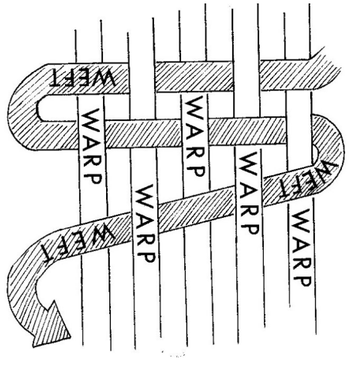
Renowned for their weaving abilities, the industry thrived following the Huguenot arrival and they became an intrinsic part of the diverse social tapestry of the area in the late seventeenth and eighteenth centuries. It was a Huguenot, David Digges La Touche, who financed the building of a new weavers’ hall in the Lower Coombe area in 1745. The tobacco industry also benefited from the incoming skilled labor force and at the time became a key employer in the locality. By applying the weaving metaphor to the design of the sites’ spaces, we can create a sense of unity throughout the public realm.

Spinning a tale

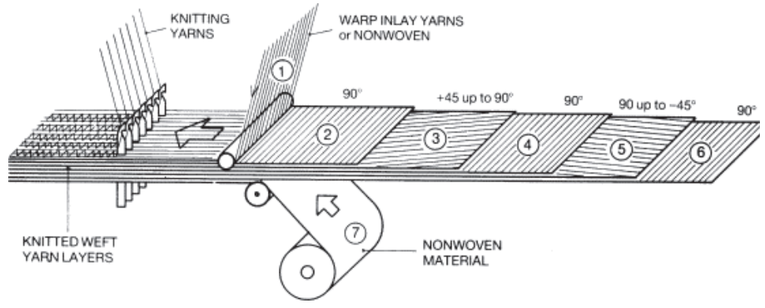
The Huguenots + A culture of craft + Industry, authenticity + Cultural relevance



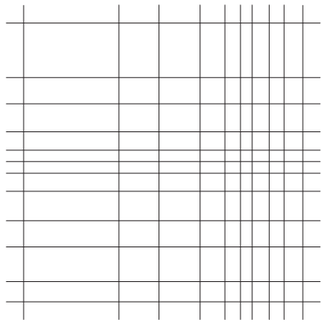
Thread: A Single Strand Drawing Together A Number Of Spaces



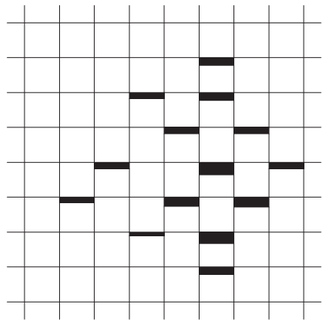
Unifying The Fabric Of Space As One Cohesive Design Approach



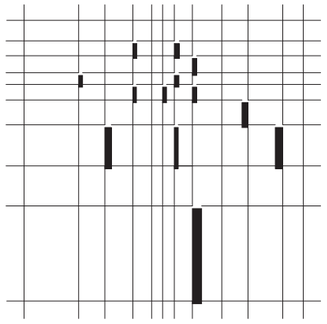
A Three Dimensional Landscape, Layered In A Dynamic Way To Replicate The Movement Of The Loom



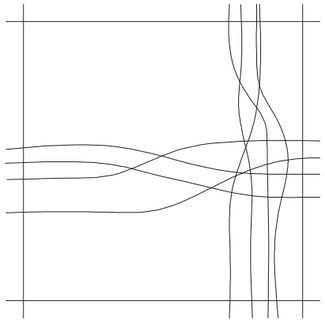
City Grid



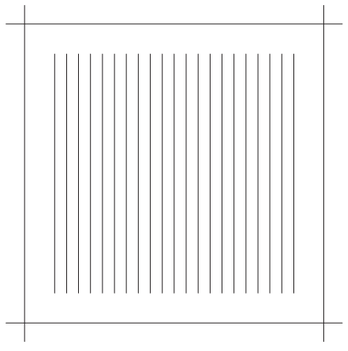
Landscape

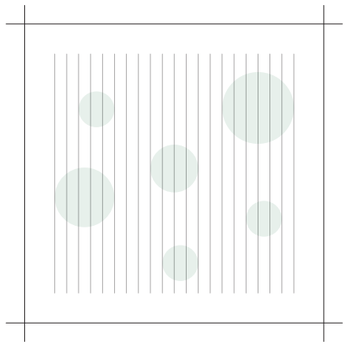


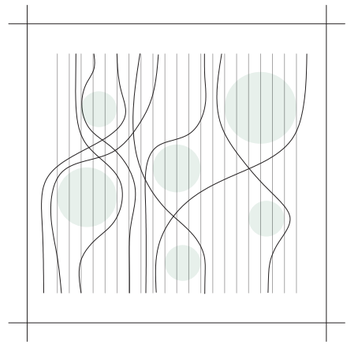
Weave

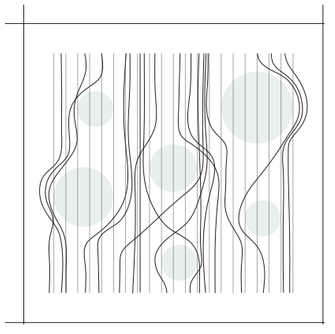


Integrate







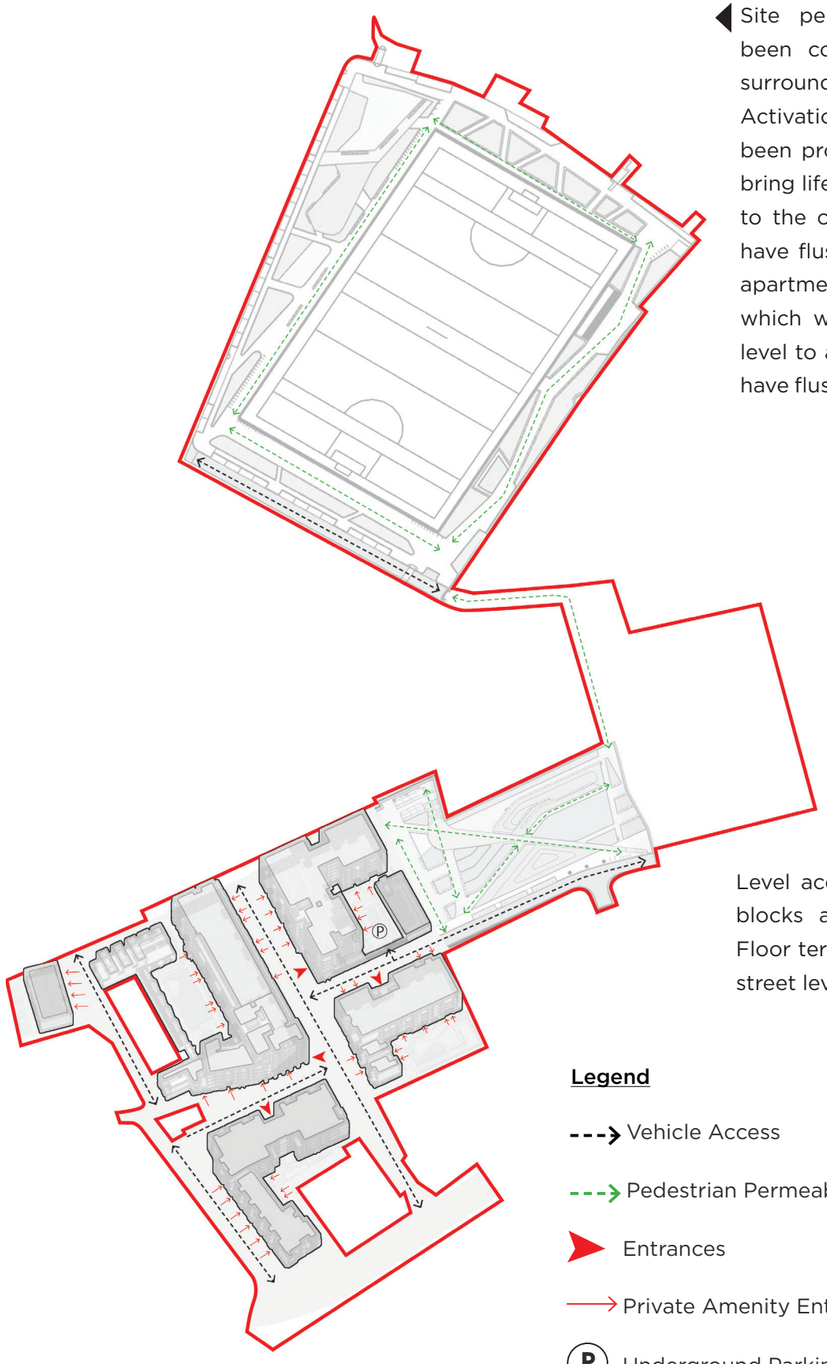


Page left intentionally blank

04 Landscape Strategies

04 Landscape Strategies

ACCESS & CIRCULATION



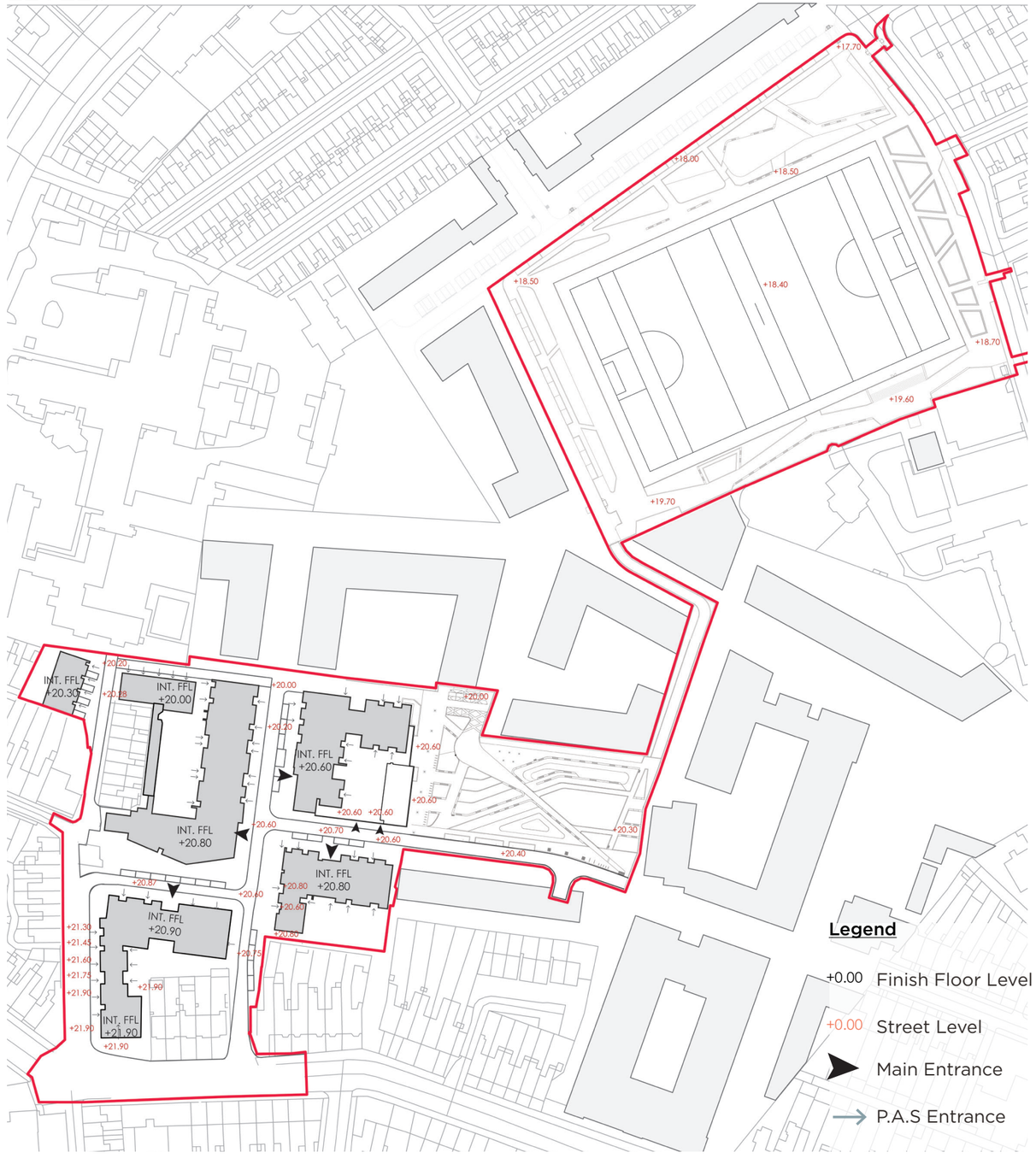
Site permeability and connectivity has been considered in terms of linking to surrounding context and destinations. Activation of the streets and courtyards has been proposed and integrated in order to bring life to the streets. Although all access to the cores of the apartment blocks will have flush level access, most ground floor apartments will have an outdoor terrace which will be slightly raised above street level to assist with privacy. These units will have flush level access through the building.

Level access is provided to GF apartment blocks at main entrances whilst Ground Floor terraces are predominantly above the street level.

Legend

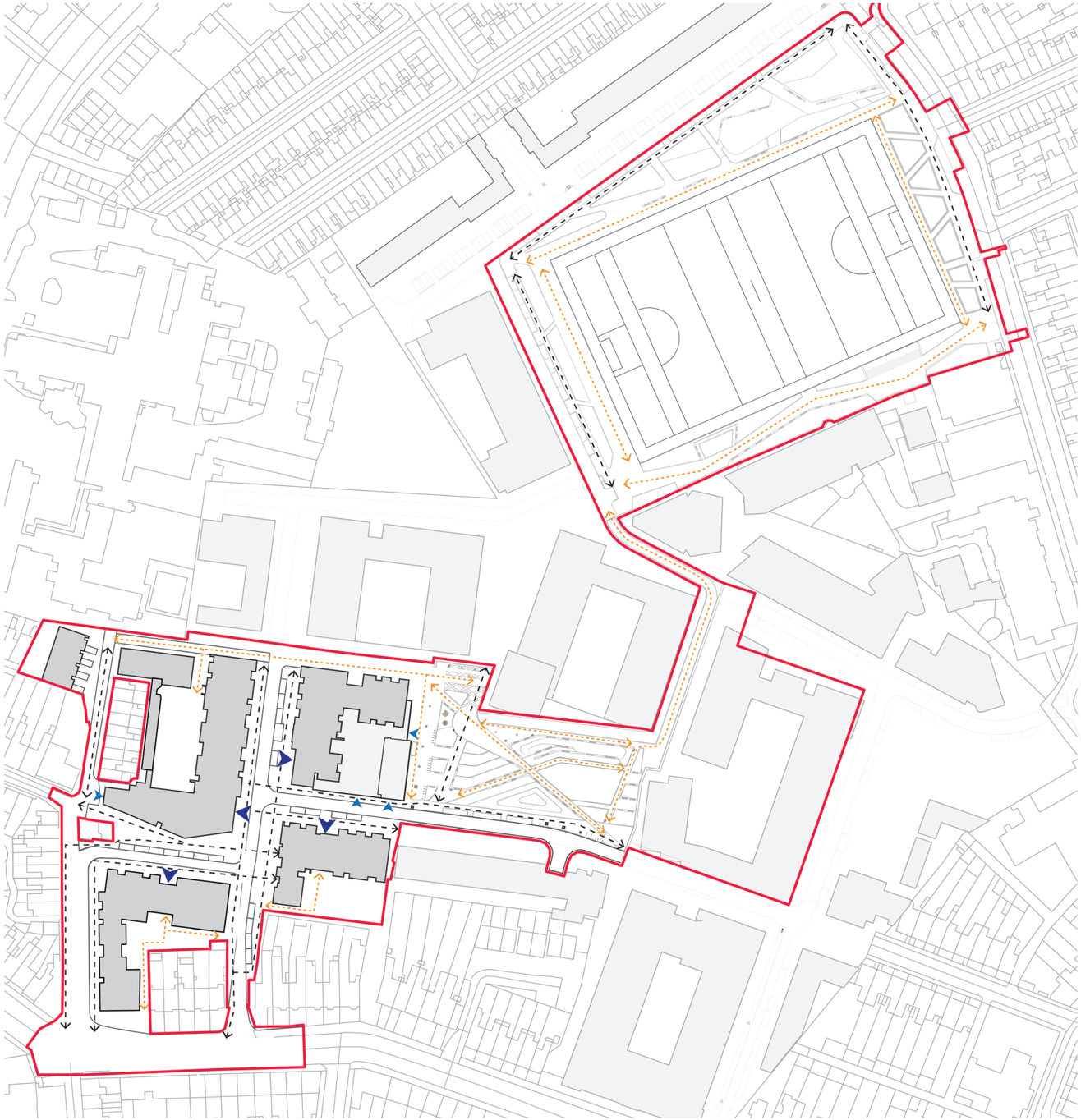
- Vehicle Access
- Pedestrian Permeability
- Entrances
- Private Amenity Entrances
- (P) Underground Parking

LEVELS



04 Landscape Strategies

ACCESS & CIRCULATION



The key spaces to be studied with regards to landscape design will be the streetscape and its defensible interface with the ground floor apartments. The courtyard spaces will be semi private, controlled with a gate. The pedestrian route cutting through the site will be safe and well lit as a transitional space through which seating will be provided. Reheboth Plaza will become a key gateway or arrival plaza to the site, with Players Park serving the site as a green lung and public amenity. The Multi-Sport Playing Pitch will be edged by public open spaces in the form of St. Teresa's Boulevard as well as St. Teresa's Playground with public amenities such as a play area, flexible lawn spaces, an area for exercise as well as ample seating opportunities. All spaces will be landscaped to enhance overall bio-diversity on site.

Legend

- Limit of Work
- Primary Pedestrian Access
- Secondary Pedestrian Access
- Main Entrance to Residential Block
- Main Entrance to Commercial and Creche

04 Landscape Diagrams

PUBLIC OPEN SPACE

The proposed development integrates into the local context by providing a diverse range of recreational and sporting facilities for use by the wider neighbourhood. As outlined in the Dublin City Development Plan 2016-2022, the site forms part of the SDRA 12 landbank, with the intention that at least 20% of the SDRA 12 be retained for public open space, recreation & sporting facilities including an area to facilitate organised games.

Strong permeability through these lands is encouraged with the public domain weaving between lush parklands and verdant plazas, while prioritizing pedestrian and cyclist mobility. This area includes high quality landscape designed to provide amenity value to the public and local community including flexible lawn space, natural play, exercise areas, relaxing seating, and both passive and active recreation.

In addition, the communal open space is nested in the courtyards and podium garden of the Bailey Gibson development to provide a peaceful and leafy reprise for the residents. The gardens promote natural play with flexible lawn space, playscapes, and games while balancing recreation for all ages with comfortable seating and BBQ amenities.

The streetscapes provide a lush buffer between the private residential domain and the public realm amenities, creating a safe and welcoming environment for pedestrians and cyclists. The selection of planting species promotes the biodiversity while open tree pits and rain gardens establishes sustainable urban drainage strategies across the site.

This application includes 5 no. public open spaces;

A public park, **Players Park**, located to the east of the site at 4182 m²

Rehoboth Place Plaza encompassing an area of 420 m²

The **Multi-Sport Playing Pitch** encompassing an area of 12,344 m²

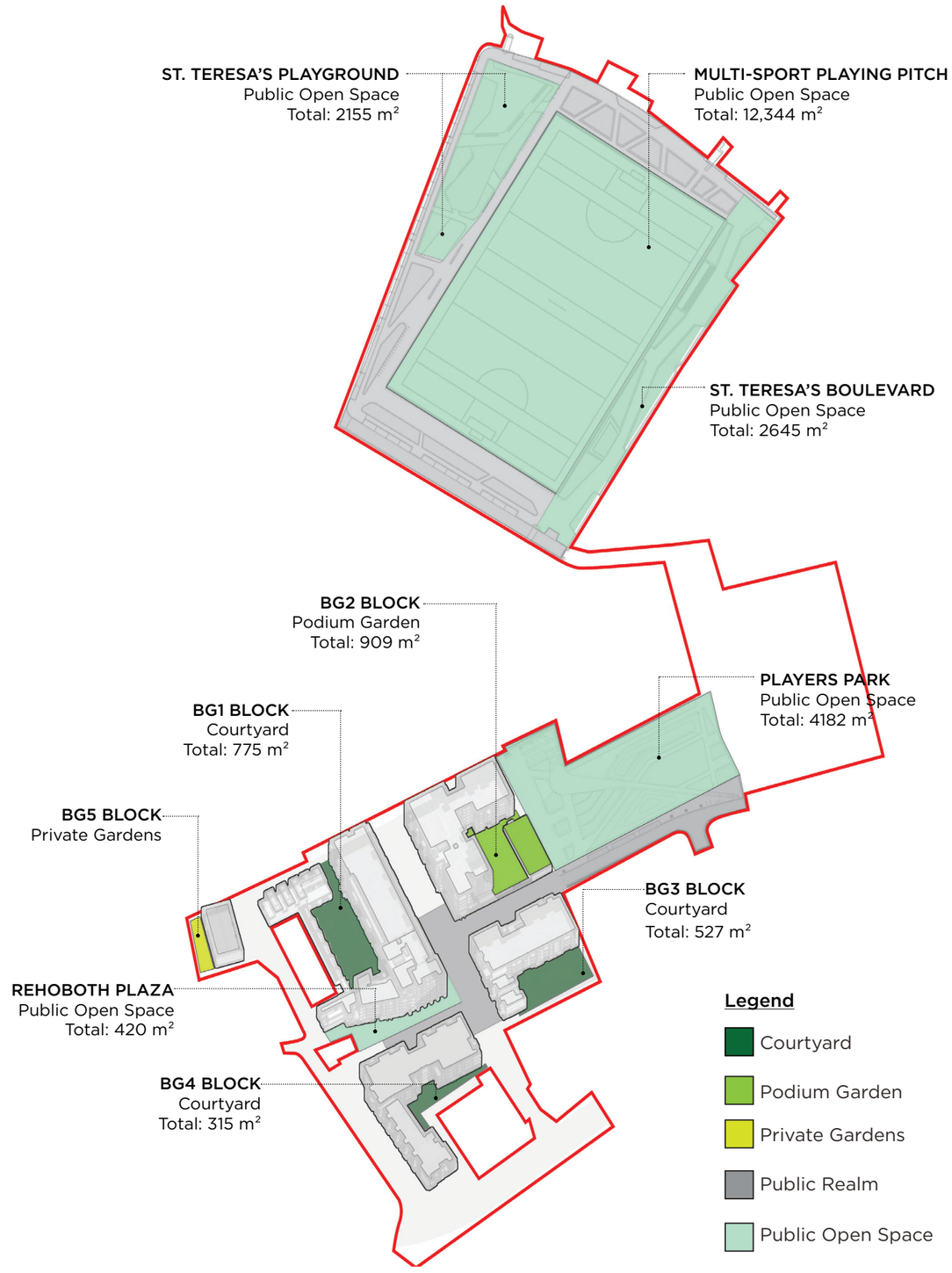
St. Teresa's Boulevard running along the south-eastern edge of the pitch at 2645 m²

A public playground and exercise area, **St. Teresa's Playground** along the north-western edge of the pitch at 2155 m²

Together, they cover an area of 21,746 m² (2.2 hectares) Thus the statutory basis for public open space required in the Dublin City Development Plan defines that at least 20% (2.33 hectares) of the land identified as SDRA 12 be retained for public open space. The proposed public open space, recreation, and sporting facilities contributes 19% of the required open space per the Development Plan.

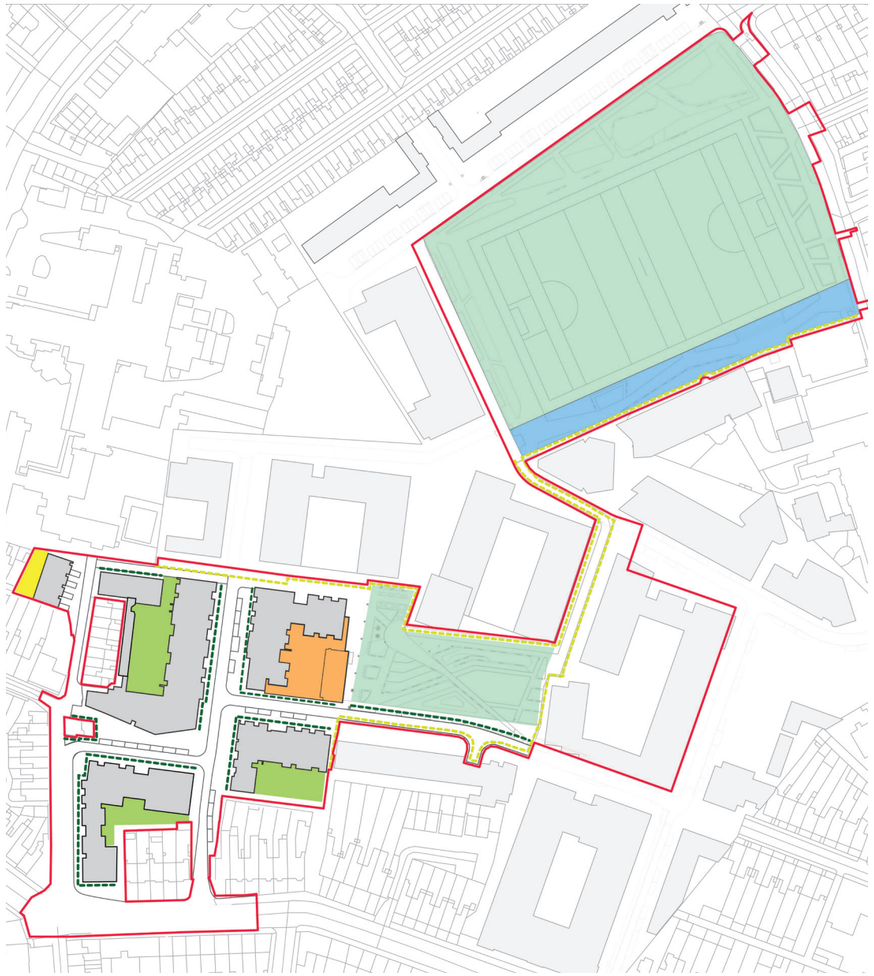
(i.e. 21% of the overall 20% required public open space).

OPEN SPACE DIAGRAM



04 Landscape Diagrams

PLANTING DIAGRAM



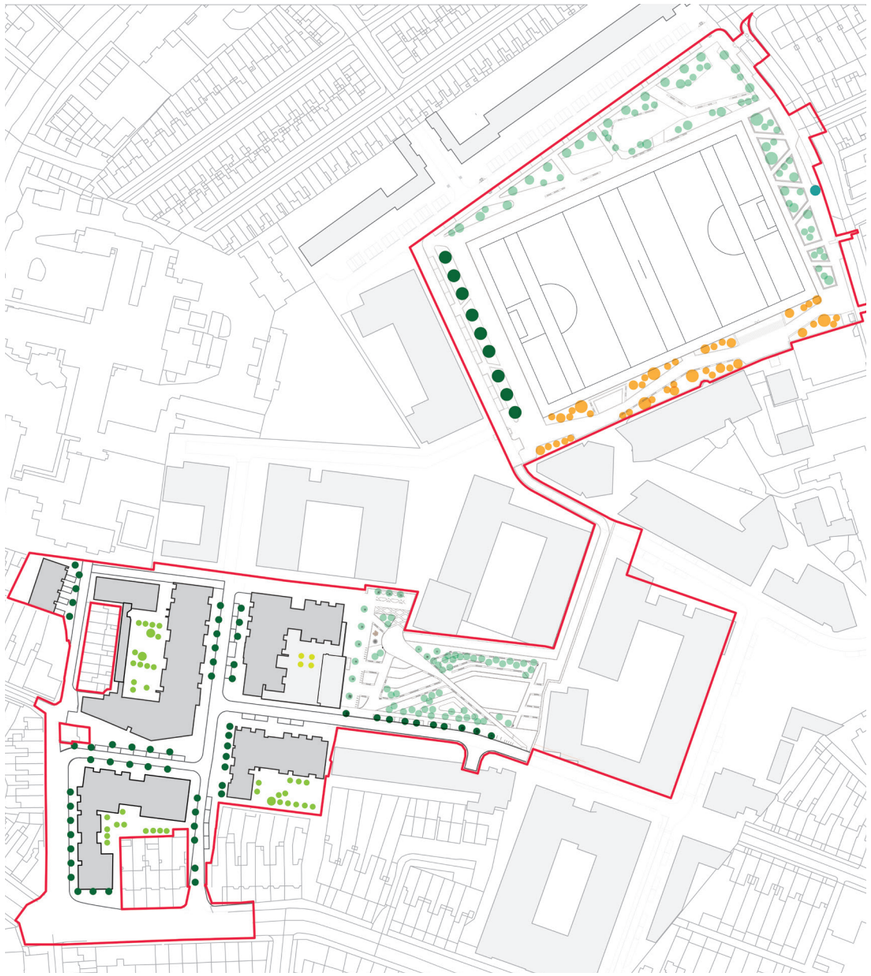
Legend

(Refer to Planting Palette)

- Street Planting
- Temporary Planting
- Courtyard Planting
- Private Gardens
- Podium Garden Planting
- Parkland Planting
- Boulevard Planting

Scale of planting and transition in shrub planting from low medium and high to create defensible space has been planned according to programme, thresholds and spatial hierarchy to assist in creating nature positive experiences.
Refer to tree planting palette for species.

TREES HIERARCHY



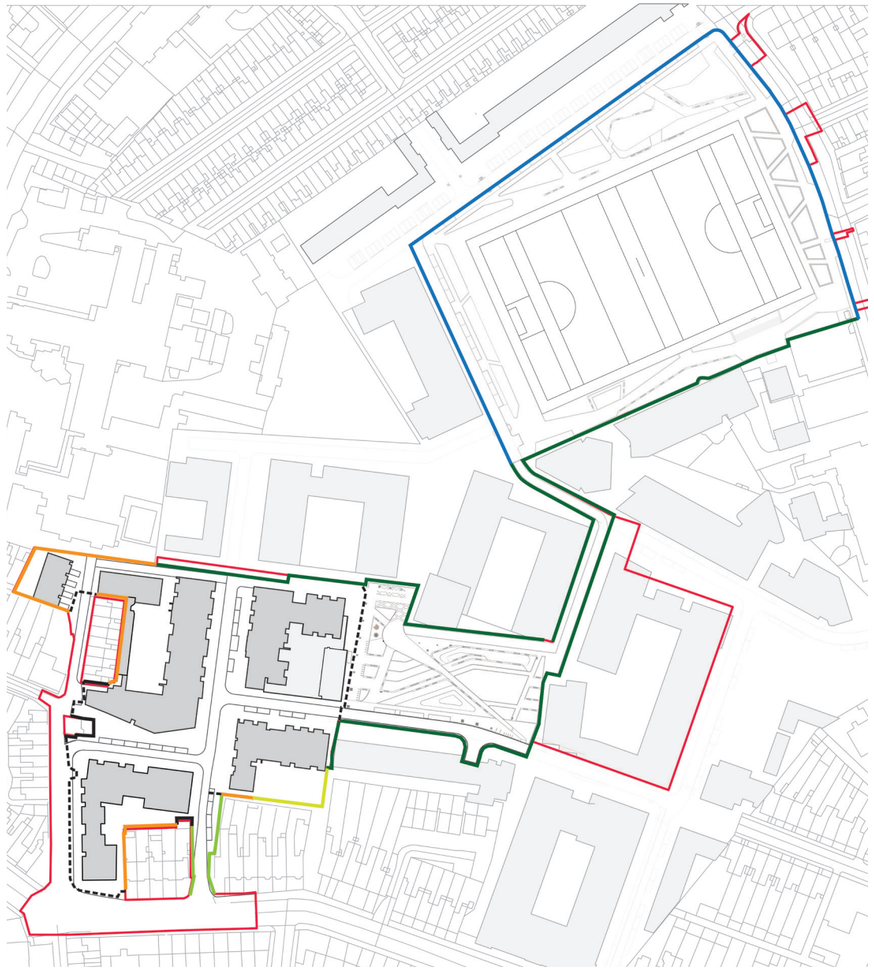
Legend

- Street Trees
- Courtyard Trees
- Podium Courtyard Trees
- Parkland Trees
- Boulevard Trees
- Existing Trees to be Retained

Street tree planting will enhance overall bio-diversity in terms of variety of species while also creating a hierarchy of identifiable streets. Specimen tree planting will be limited to courtyard spaces with occasional species located in the public realm, with woodland type tree planting along the periphery of the public open space. Refer to tree planting palette for species.

04 Landscape Diagrams

SITE BOUNDARY TREATMENT

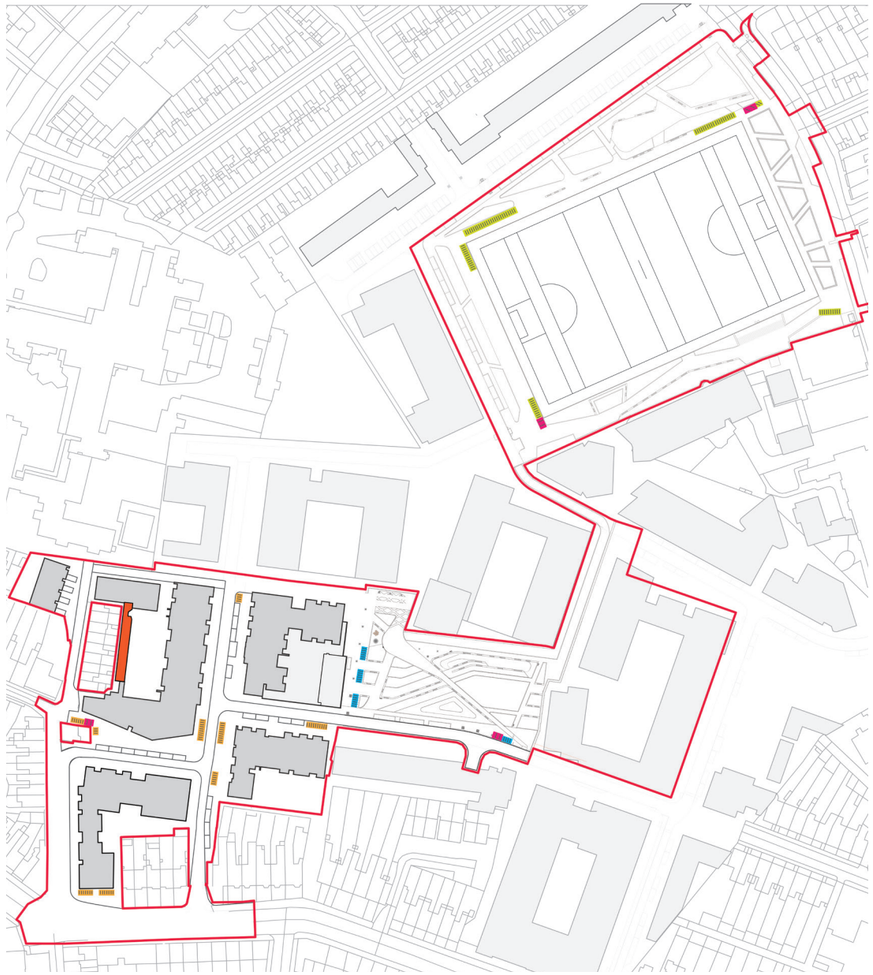


Legend

- Existing Wall To Be Retained - Wall Heights To Be Augmented As Required
- Existing Wall To Be Made Good & Brick Facing to Match Proposed Building
- Existing Wall To Be Demolished & Rebuilt with Brick Face to Match Proposed Building
- Proposed Boundary Treatment Ibex Fence with Temporary Hedge
- Construction Boards Hoarding To Be Removed After Completion Of Construction
- Adjoining Property Building
- Existing Wall to be Demolished

A variety of edge and boundary treatments have been proposed (reference L1-104 Boundary Conditions Plan) .The existing boundary walls maintain their character where possible while the new boundary features replicate the traditional pattern of the immediate locality with respect to scale and material.

BICYCLE PARKING



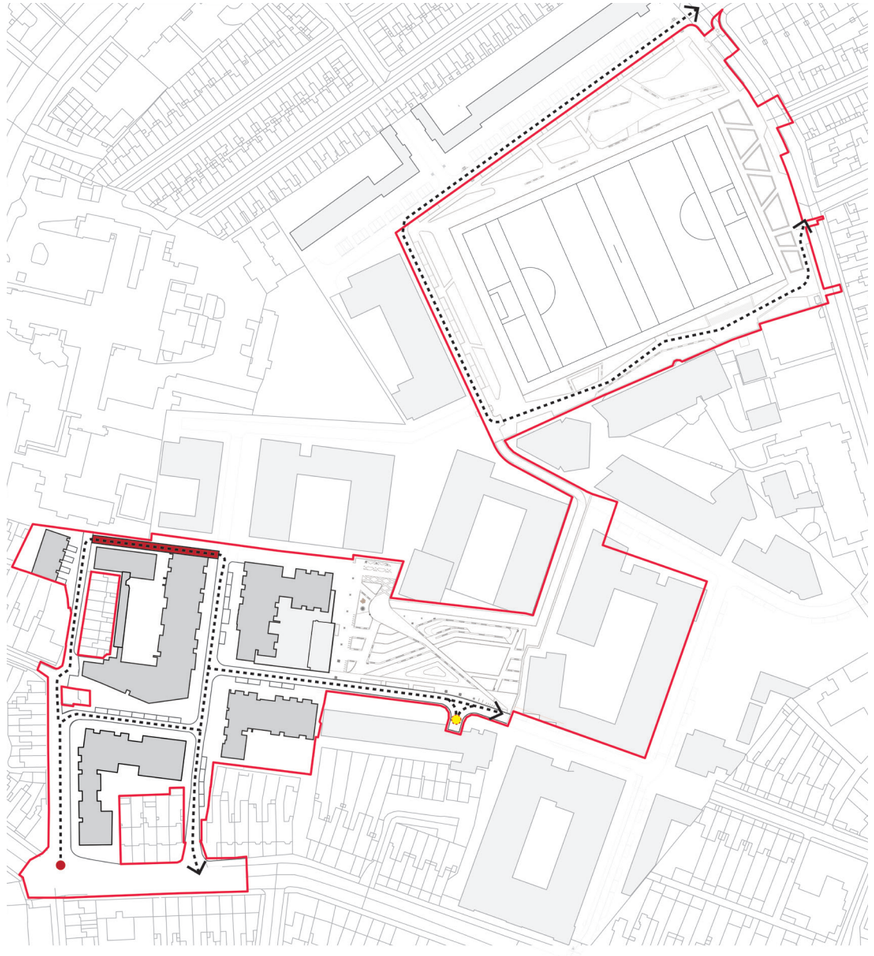
Legend

- Bike Shelter - 209 no.
- Street Bike Parking
- Players Park Bike Parking
- Playing Pitch Bike Parking
- Cargo Bike Spaces

The total provision for public bicycle parking at surface level is 316 no. bicycle spaces: 120no. short stay visitor cycle spaces are provided at surface level near the residential blocks (incl. 4no. for cargo bikes); 52no. bicycle parking spaces at Players Park (incl. 4no. for cargo bikes); and 144no. bike parking spaces are provided around the Multi-Sport Playing Pitch (incl. 8no. for cargo bikes).
Of the provision for 471no. long-stay bicycle parking spaces, 177no. spaces are provided in BG1 Bike Shed for residents of BG1 and staff of the creche (3no.).

04 Landscape Diagrams

SERVICE & EMERGENCY ACCESS

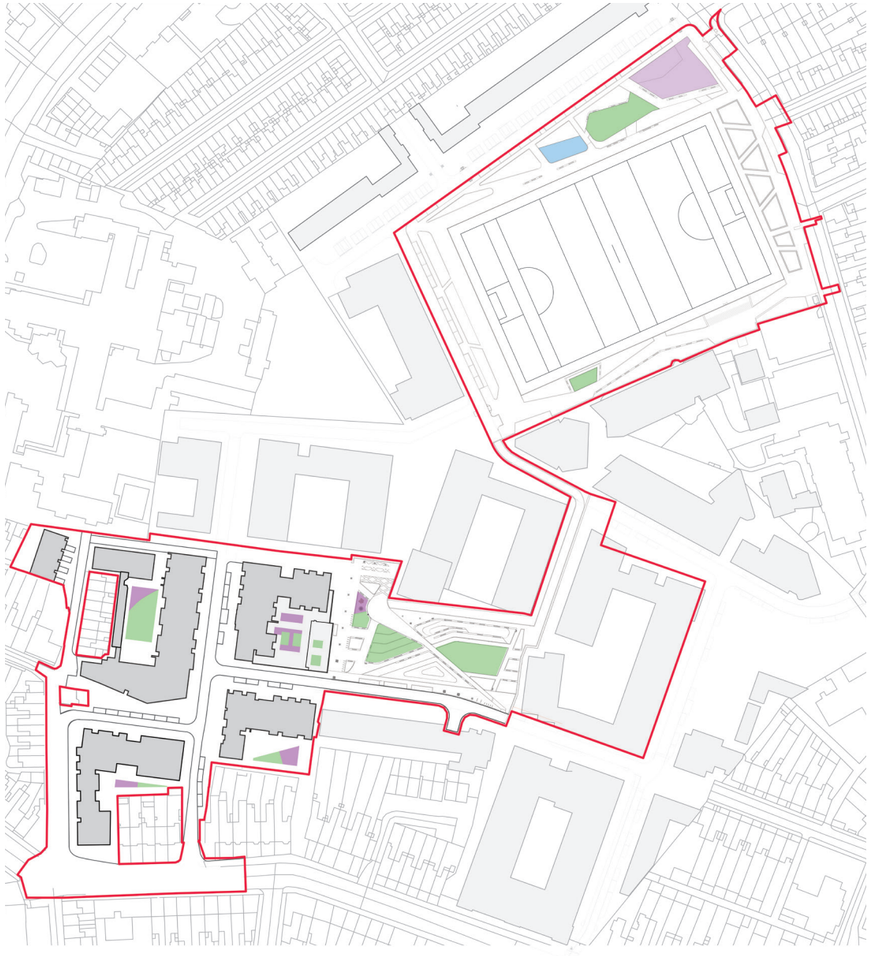


Legend

- Service Road
- Only Emergency Access
- Service Entrance
- Fire Tender Turn Around

Allowances for emergency services has been considered in the public realm. Road and pedestrian passages have been specifically engineered to allow for vehicular access and turn-around area in the case of an emergency situation or for required maintenance.

PLAY & EXERCISE



Legend

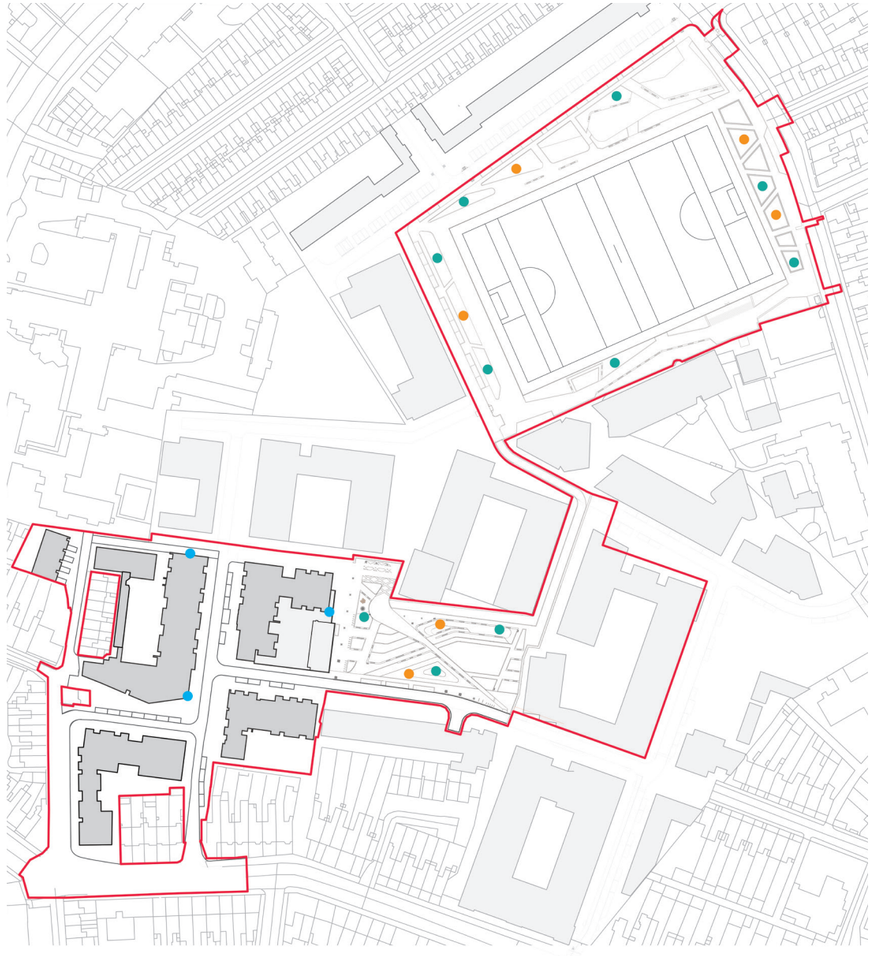
- Areas for Play / Natural Play
- Flexible Lawn
- Exercise Area

Play areas/ natural play are located in the courtyards, Players Park and north of the Multi-Sport Playing Pitch while the large lawn areas allow for flexible programming/ informal play/ kick-about. A space for exercise is located in proximity to the Multi-Sport Playing Pitch.

The play spaces are designed to meet the needs of all age groups in accordance to the Dublin City Development Plan (ref. 16.15) and maximise inclusivity and accessibility. The play provision area around the apartment blocks also exceeds the minimum guidelines in The Sustainable Urban Housing: Design Standards for New Apartments, December 2020.

04 Landscape Diagrams

BIODIVERSITY ENHANCEMENTS

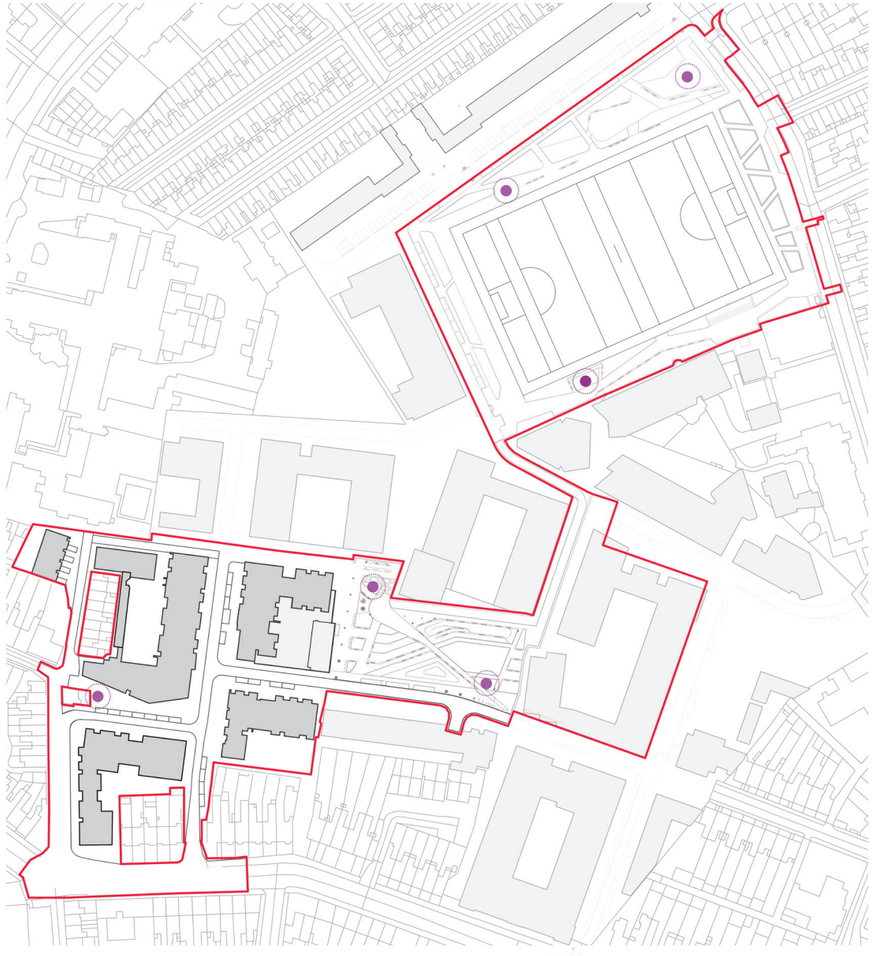


Legend

- Bat / Swift Boxes
- Wooden Bird Boxes
- Pollinator Nesting Boxes

The proposed landscape incorporates measures to enhance biodiversity in an urban setting, with introduction of built-in bat and swift boxes incorporated within the buildings located high up underneath the eaves. Free-standing wooden bird boxes will be located in the trees throughout the development. The planting proposed will greatly enhance the biodiversity resource on the proposed development by creating new, pollinator friendly habitats and inclusion of pollinator nesting boxes.

PUBLIC ART



Legend

- Proposed Public Art Areas

The public realm promotes the exhibition of artwork which is freely accessible for all with themes providing a link between the past, present, and future. Public art can be a key factor in establishing a unique and culturally active space, with possible locations for showcases indicated in the above diagram. Public Art proposals will be integrated into the landscape fabric through a collaborative effort with DCC Public Arts Office.

05 Landscape Design

Illustrative Plan



The following pages illustrate the design principles applied to the development area. They have been broken down to show the streetscape, public open space and residential courtyards.

Streetscape

The streetscape has been designed to ensure maximum integration with the surrounding context and existing public realm. Coordination between tree planting, utilities, light columns and street furniture has been considered and will require further coordination in the later stages.

Public Open Space

The public open space has been designed to encourage and promote social interactions on varying levels, with flexibility of space providing users the opportunity to enjoy the space and invent programme. By doing so, a sense of community is created within bio-diverse enhanced landscape..

Residential Courtyards

Residential spaces have been designed to be intimate, encourage social integration, mitigate against shade and optimized to meet the targets for sunlight given within BR 209. They are spaces to be viewed from above as well as at eye level. Flexible spaces, designed to be elegant with a degree of simplicity.

Legend

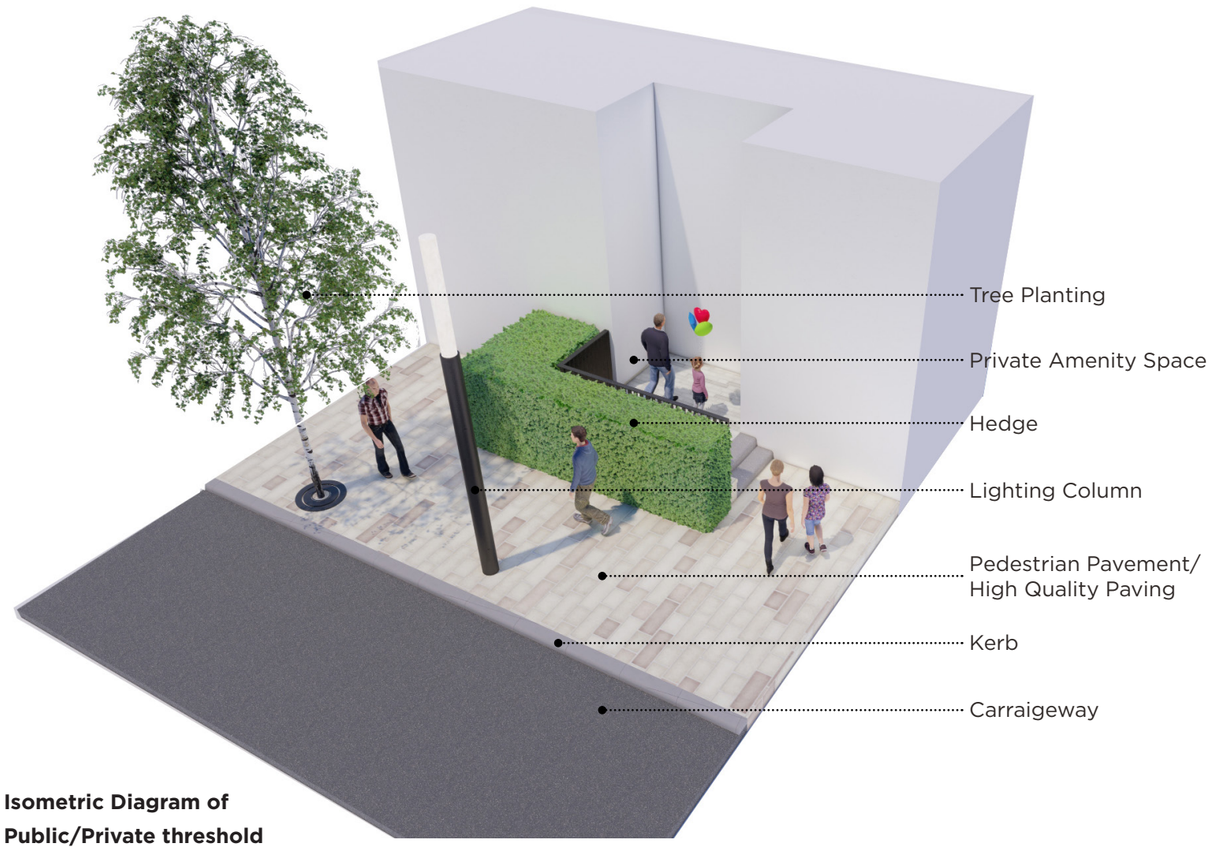
1. BG 1 Block Courtyard
2. BG 2 Block Courtyard
3. BG 3 Block Courtyard
4. BG 4 Block Courtyard
5. BG 5 Block Private Gardens
6. Emergency Vehicle Access
7. Shared Surface
8. Rehoboth Place Plaza
9. Players Park
10. St. Teresa's Boulevard
11. Multi-Sport Playing Pitch
12. St. Teresa's Playground
13. Exercise Area

05 Landscape Design - Public Realm and Streetscape

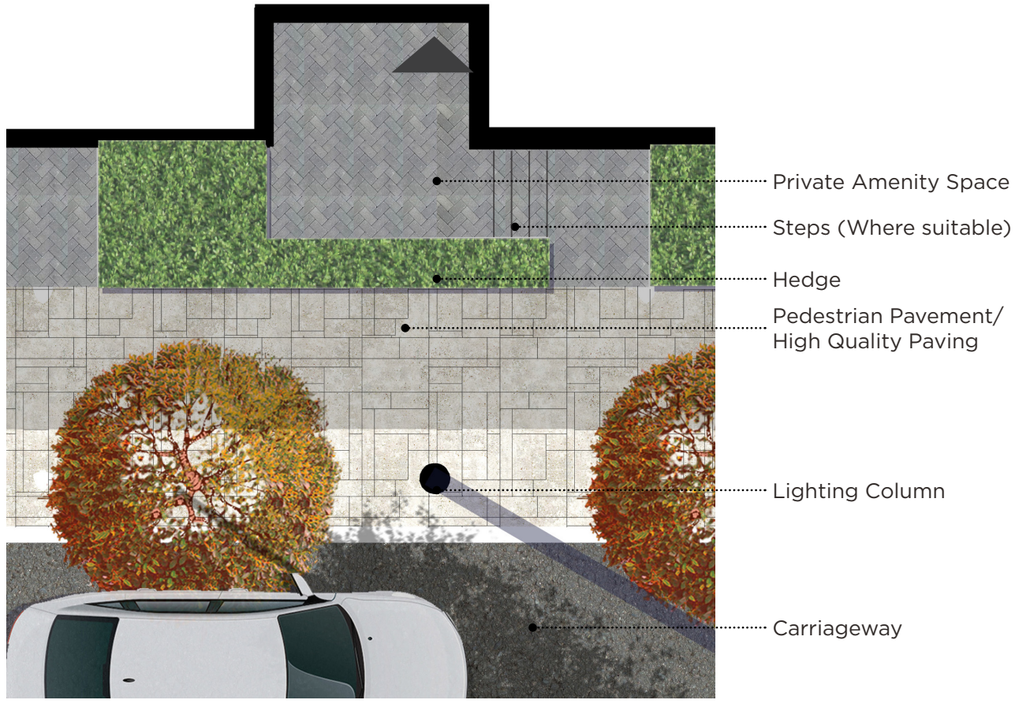
PUBLIC / PRIVATE INTERFACE

The scheme sets out a clear hierarchy of private, communal and public open space in a way that will ensure all open spaces taken care of. An outline landscape maintenance proposal is set out within the appendix of the Landscape Design Statement.
It is understood that the streetscape will be taken in charge by Dublin City Council

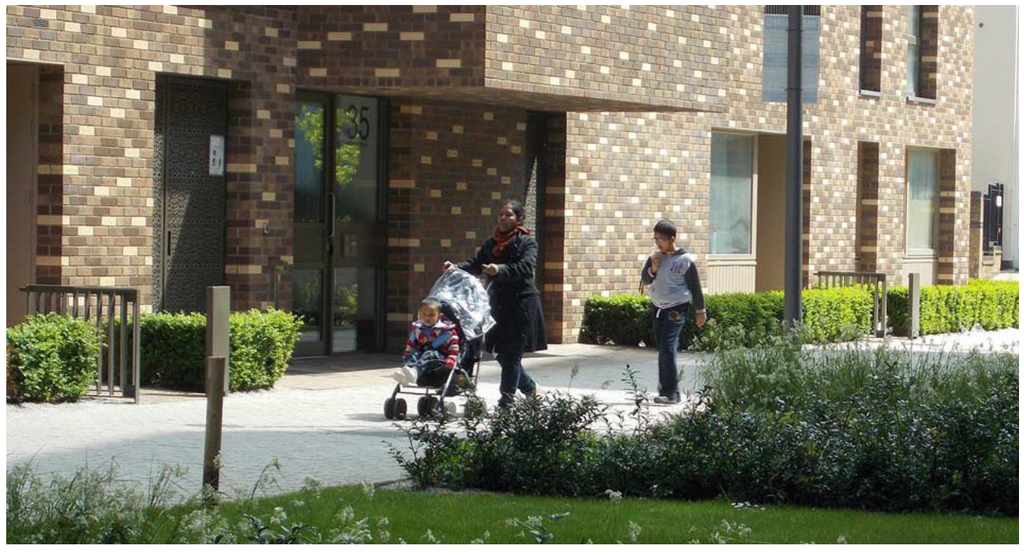
The interface between the communal open spaces and public will be delineated by a railing and secure gate system. The detail of such gate and railing can be found on the following drawing;
• Drawing No. L1 – 901-3



Isometric Diagram of Public/Private threshold



Detailed Plan

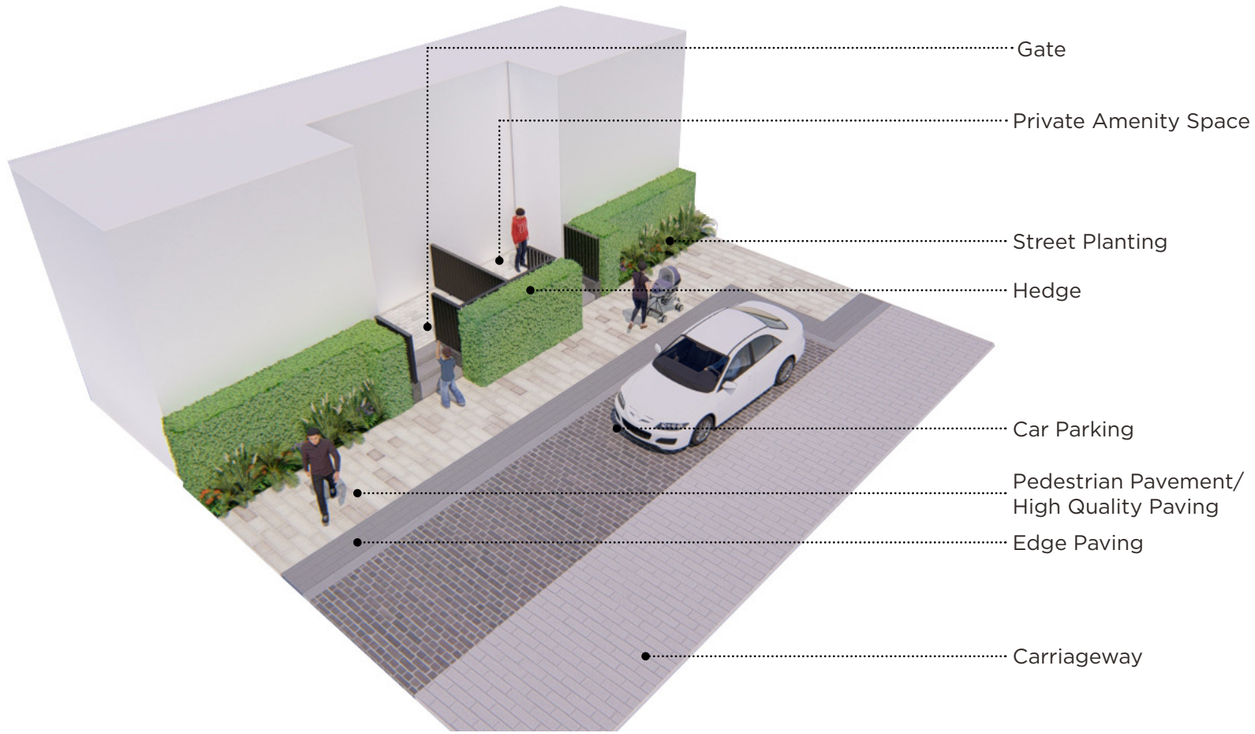


Reference Image

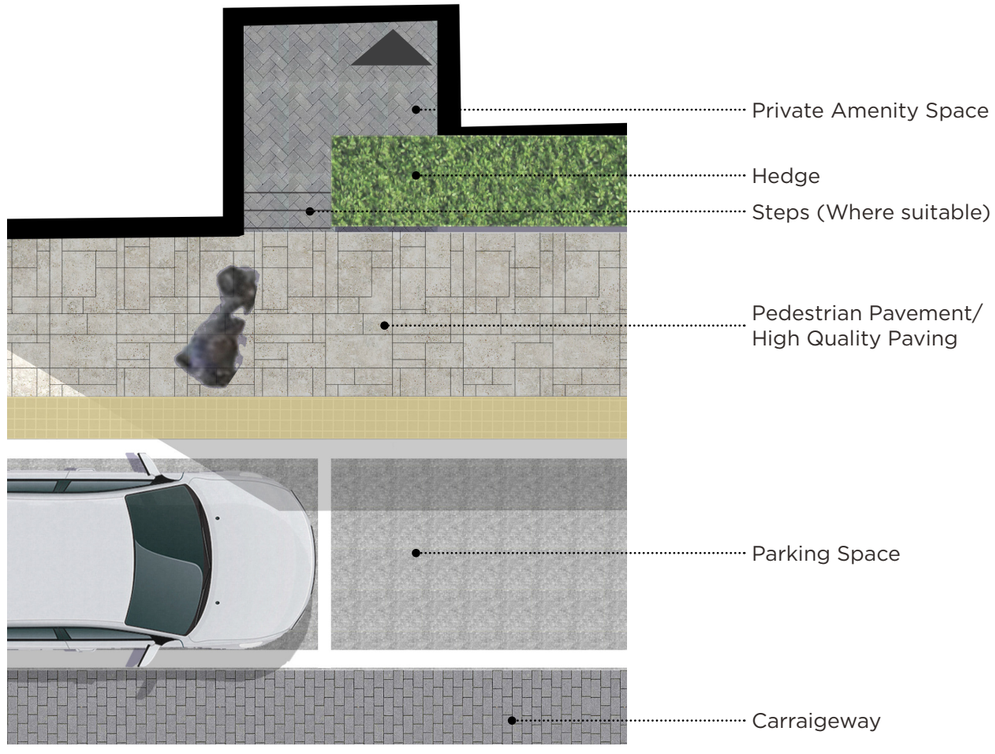
05 Landscape Design - Public Realm and Streetscape

PUBLIC / PRIVATE INTERFACE

In most instances, the private open space (terrace) is separated from the public realm by a railing and a hedge or other planting. This is to ensure that the ground floor dwellers have a sufficient feeling of privacy within their home. Studies have proven that a front garden or private terrace opening onto the street has a positive influence in social interaction and passive surveillance on the street (2001, Gehl, Jan). In several instances, ground floor dwellers have own door access. In all instances, the ground floor units can be accessed via the interior core of the building as well.



Isometric Diagram of Public/Private threshold



Detailed Plan



Reference Image

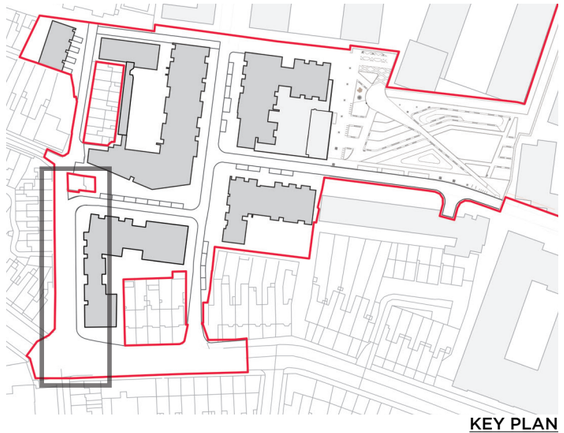
05 Landscape Design - Public Realm and Streetscape

REHEBOTH PLACE STREETSCAPE PLAN

Wind mitigation

The landscape in general seeks to include as much vegetation as practically possible (hedges, trees & shrubs) to mitigate wind exposure within the public and private realm.

The wind speed along the throughfares in and around the southern side of the development are, for the most part, estimated up to about 6 m/s and within the comfortable range for ‘walking’.



KEY PLAN



05 Landscape Design - Public Realm and Streetscape

REHEBOTH PLAZA

The wind conditions at all the primary entrances meet the ‘standing’ limit. The highest wind speeds are expected to be around 5 m/s near the BG1 creche passage and at the entrance underneath the southeastern corner of the same block. These are, however, still within the comfortable range for standing.

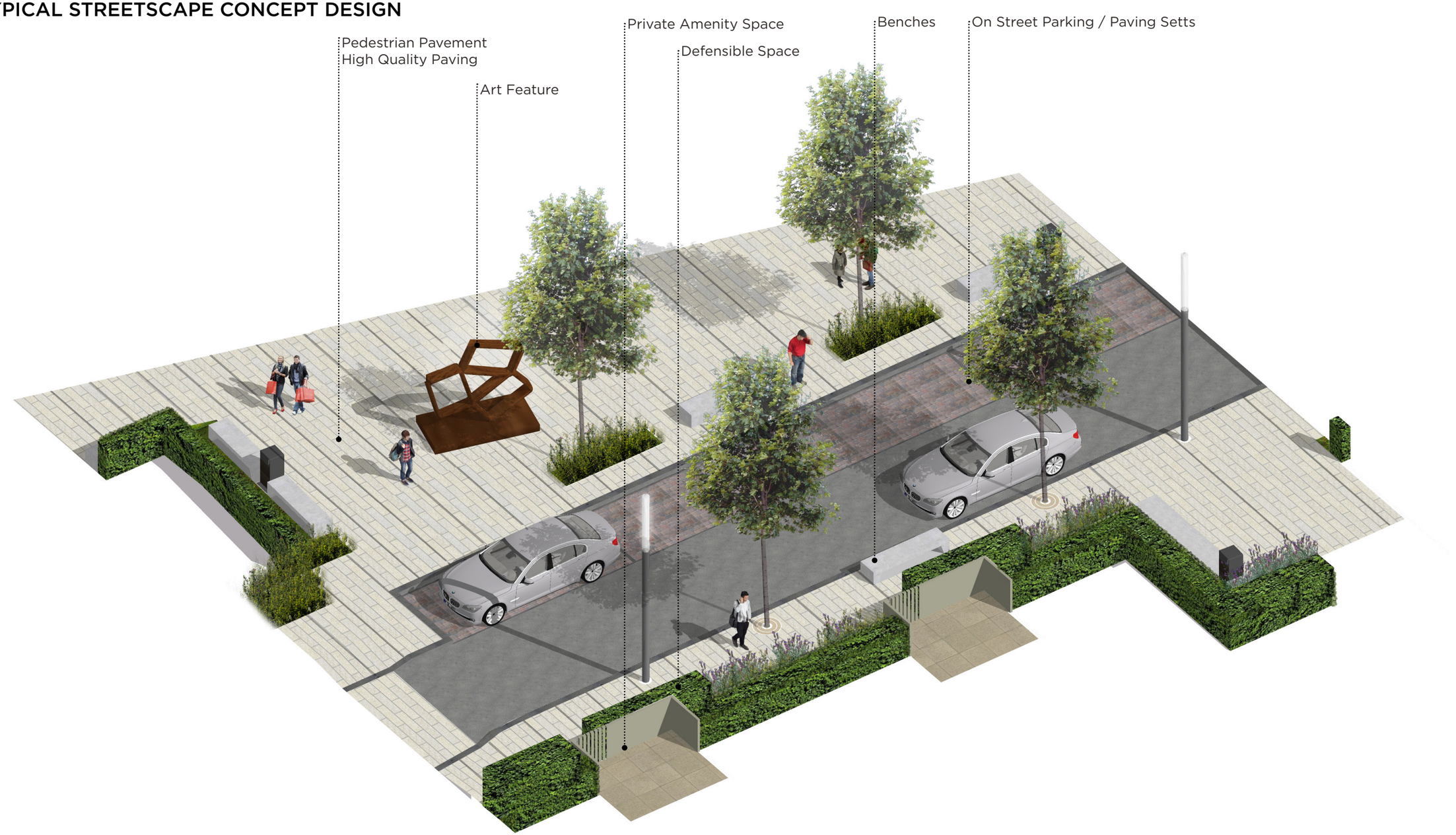


KEY PLAN



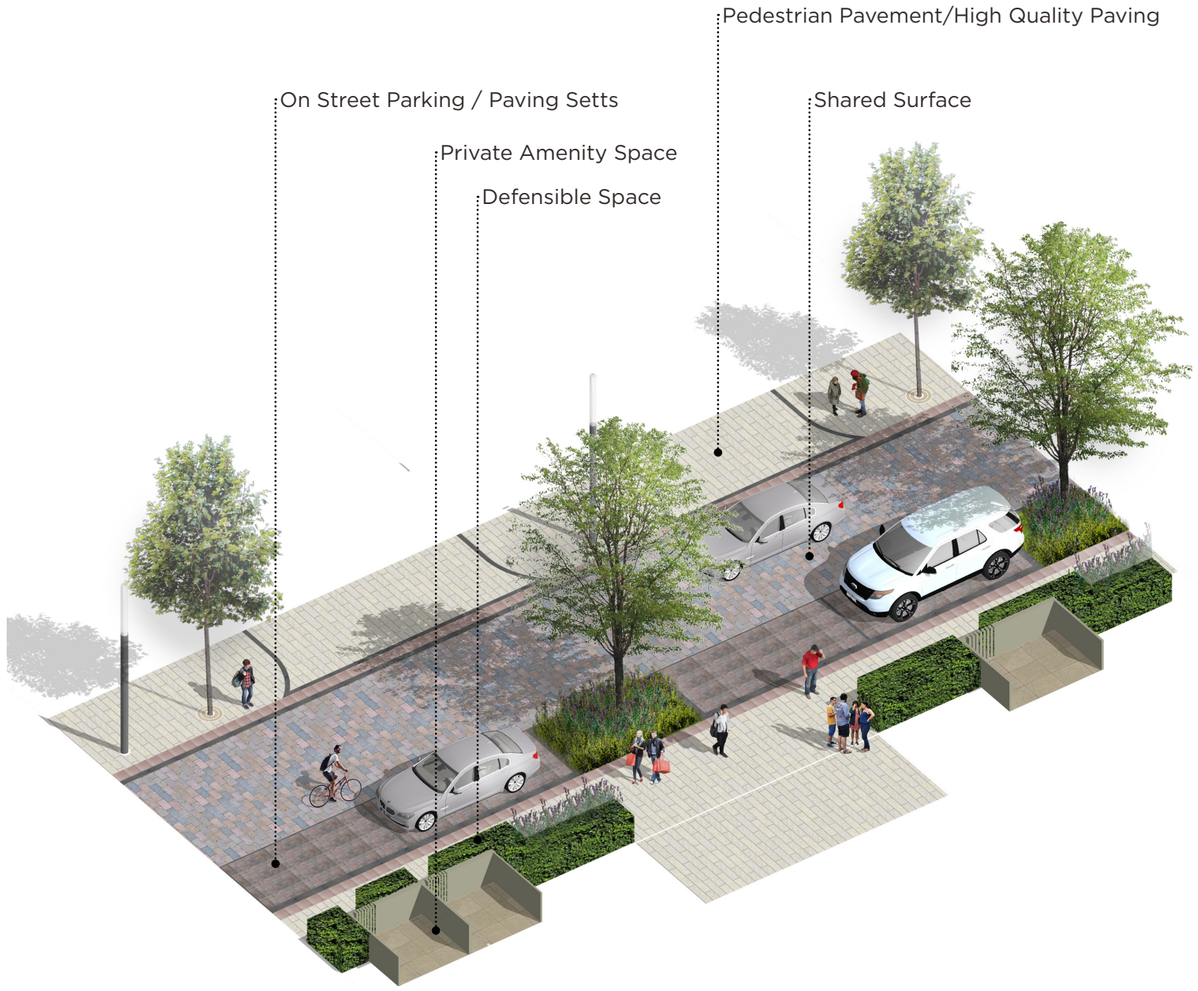
05 Landscape Design - Public Realm and Streetscape

TYPICAL STREETSCAPE CONCEPT DESIGN



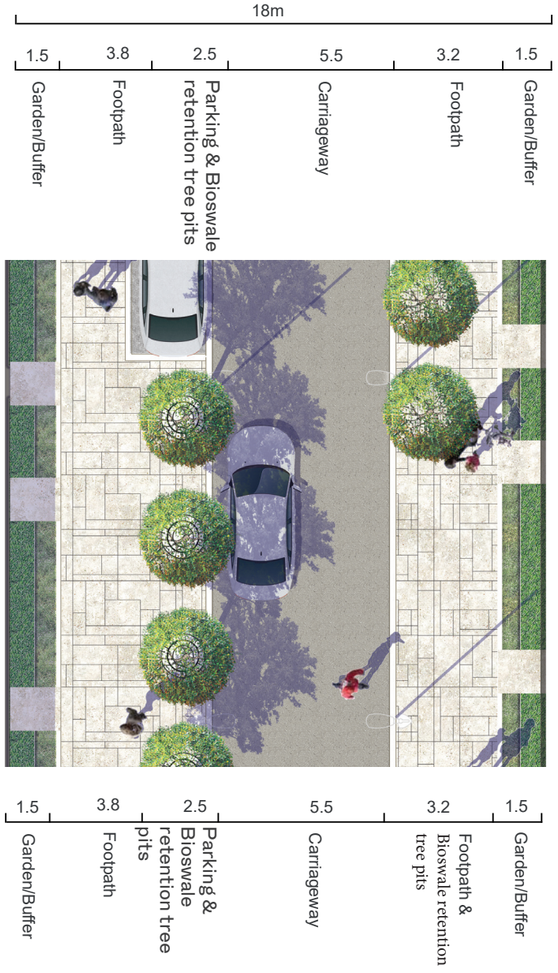
05 Landscape Design - Public Realm and Streetscape

TYPICAL STREETSCAPE CONCEPT DESIGN





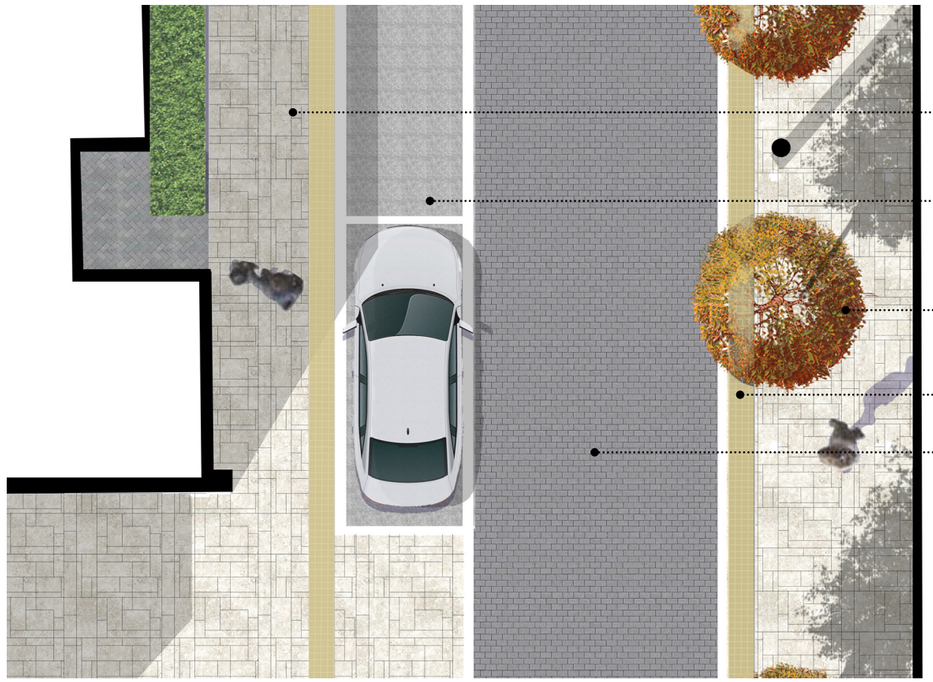
INDICATIVE SECTION



INDICATIVE PLAN

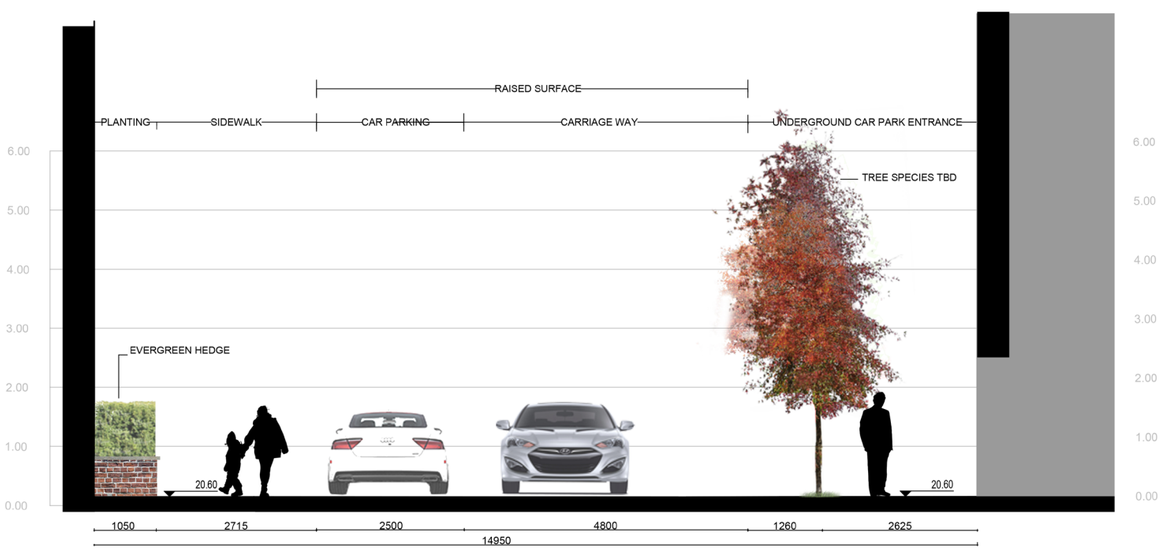
05 Landscape Design - Public Realm and Streetscape

STREET TYPOLOGIES




KEY PLAN

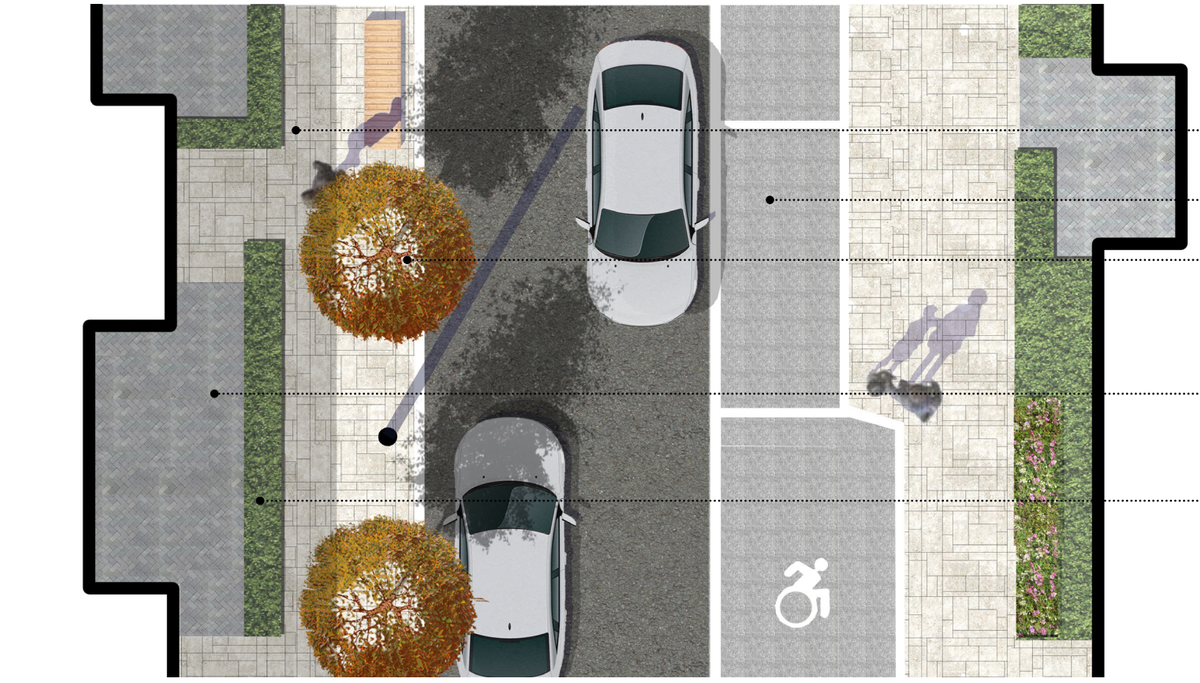
STREET PLAN



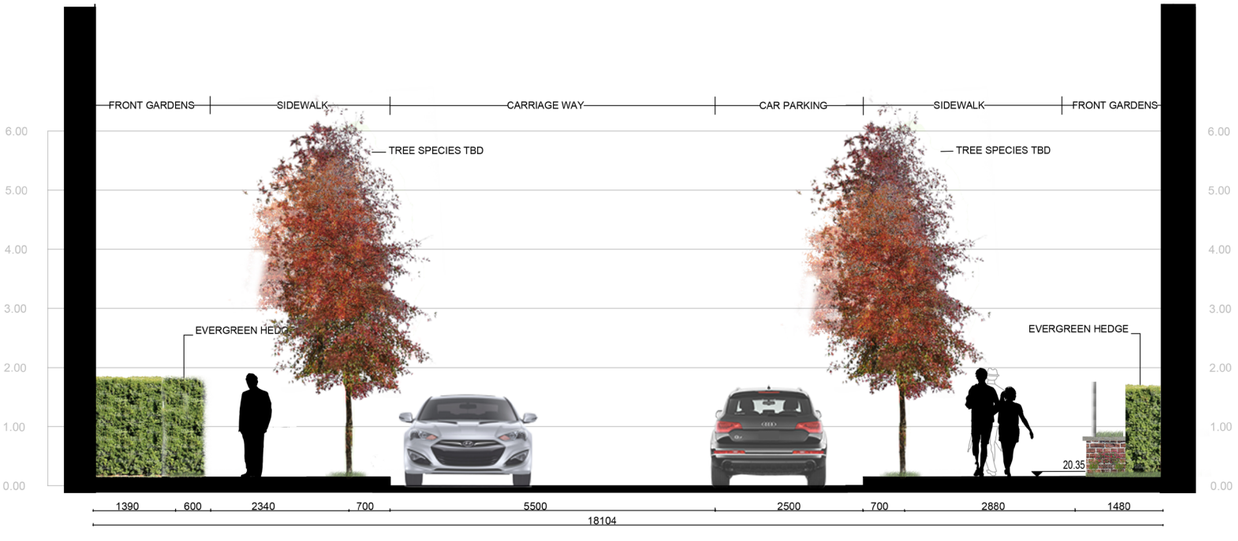
TYPICAL STREET SECTION

05 Landscape Design - Public Realm and Streetscape

STREET TYPOLOGIES



STREET PLAN



TYPICAL STREET SECTION



KEY PLAN

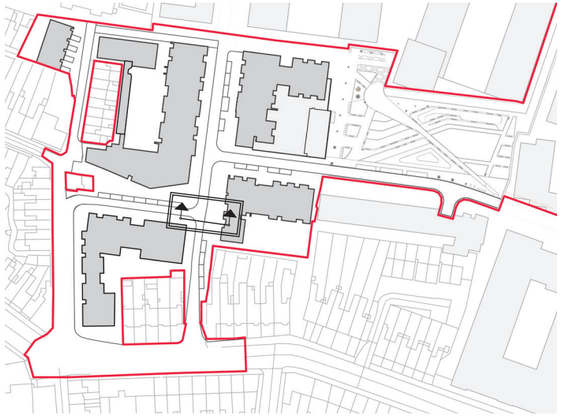


Reference Image

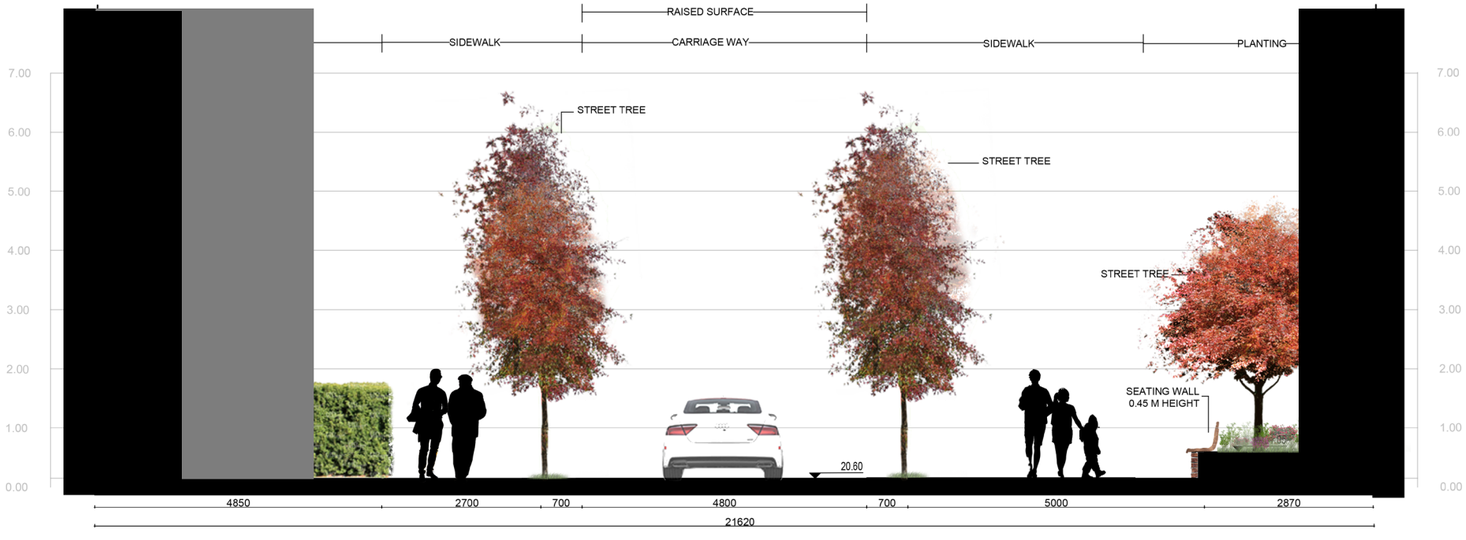
05 Landscape Design - Public Realm and Streetscape

STREET TYPOLOGIES





STREET PLAN



TYPICAL STREET SECTION

05 Landscape Design - Public Realm and Streetscape

STREET TYPOLOGIES



Bollards

Pedestrian Pavement / High Quality Paving

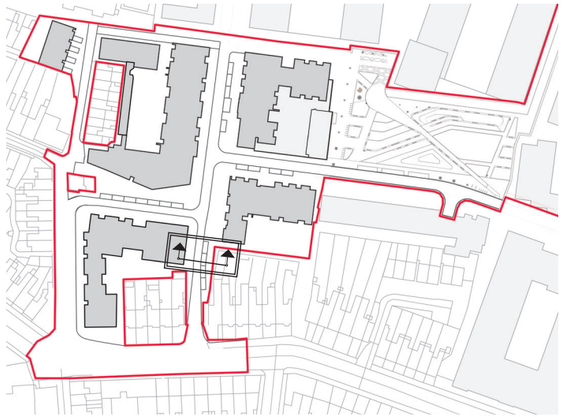
Shared Surface

Hazard Strip

Defensible Space

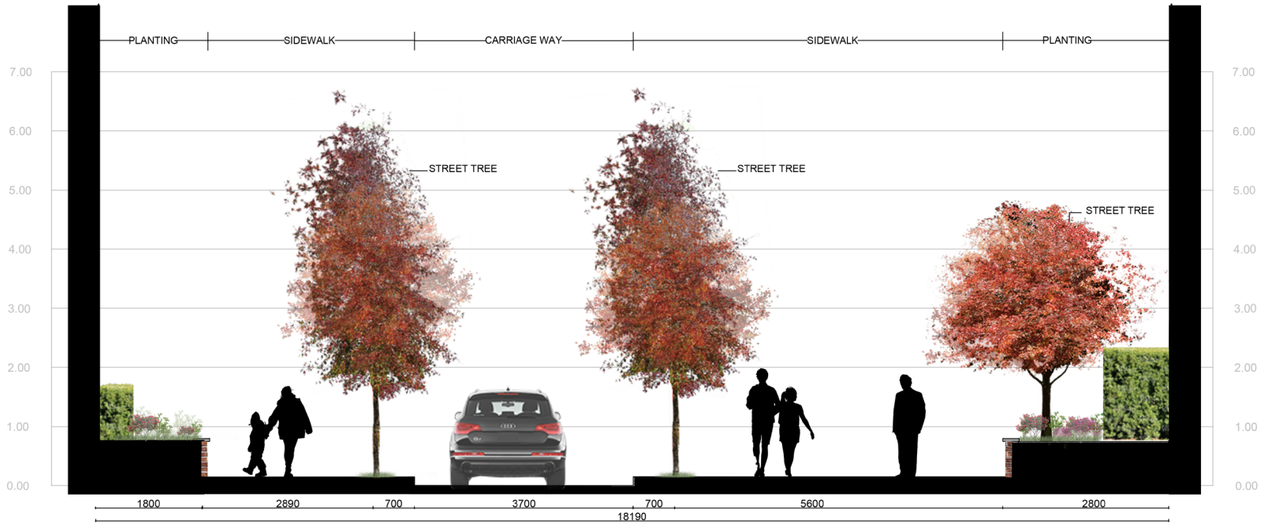
Tactile Paving

Asphalt



KEY PLAN

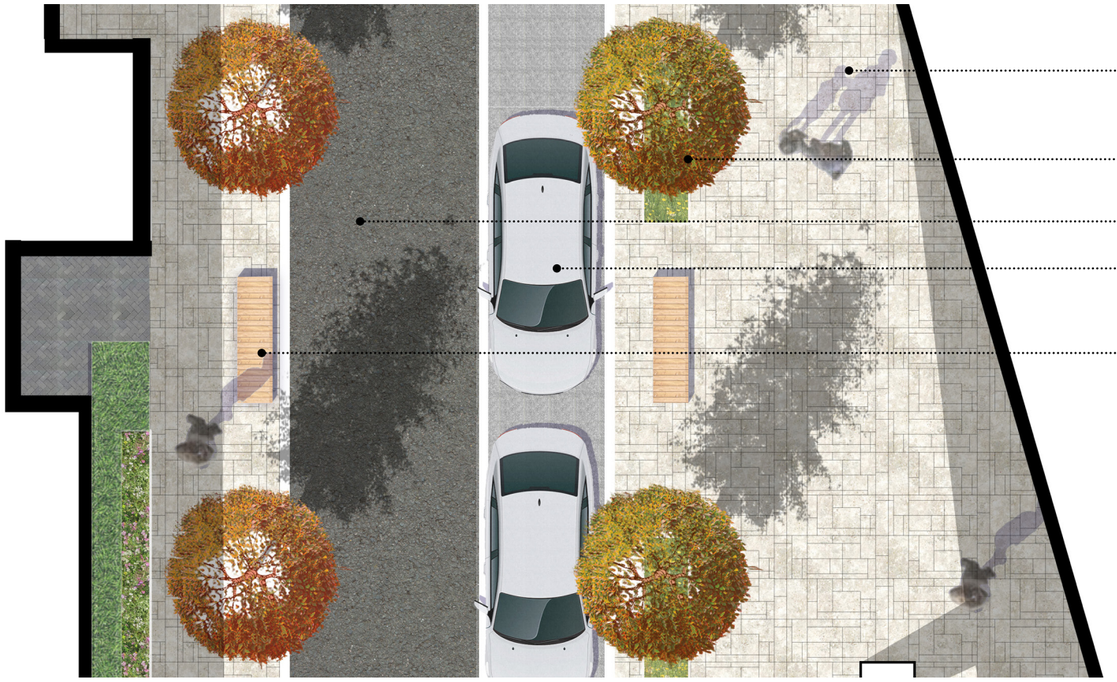
STREET PLAN



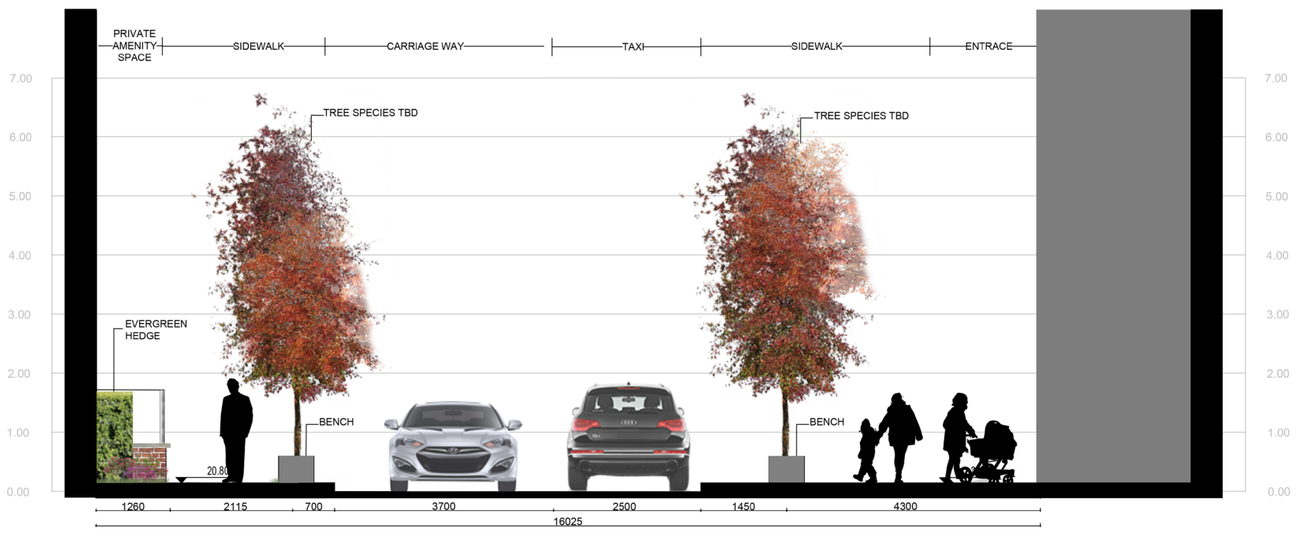
TYPICAL STREET SECTION

05 Landscape Design - Public Realm and Streetscape

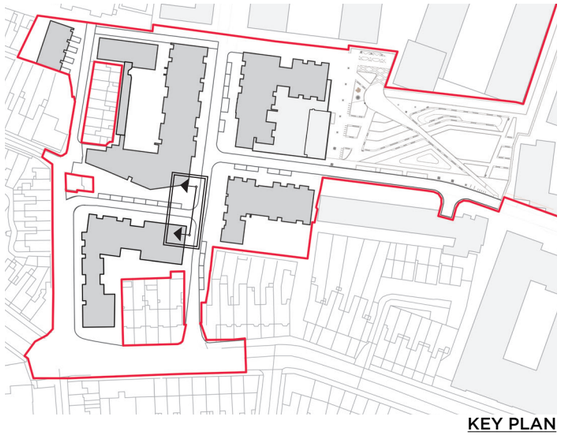
STREET TYPOLOGIES



STREET PLAN



STREET SECTION

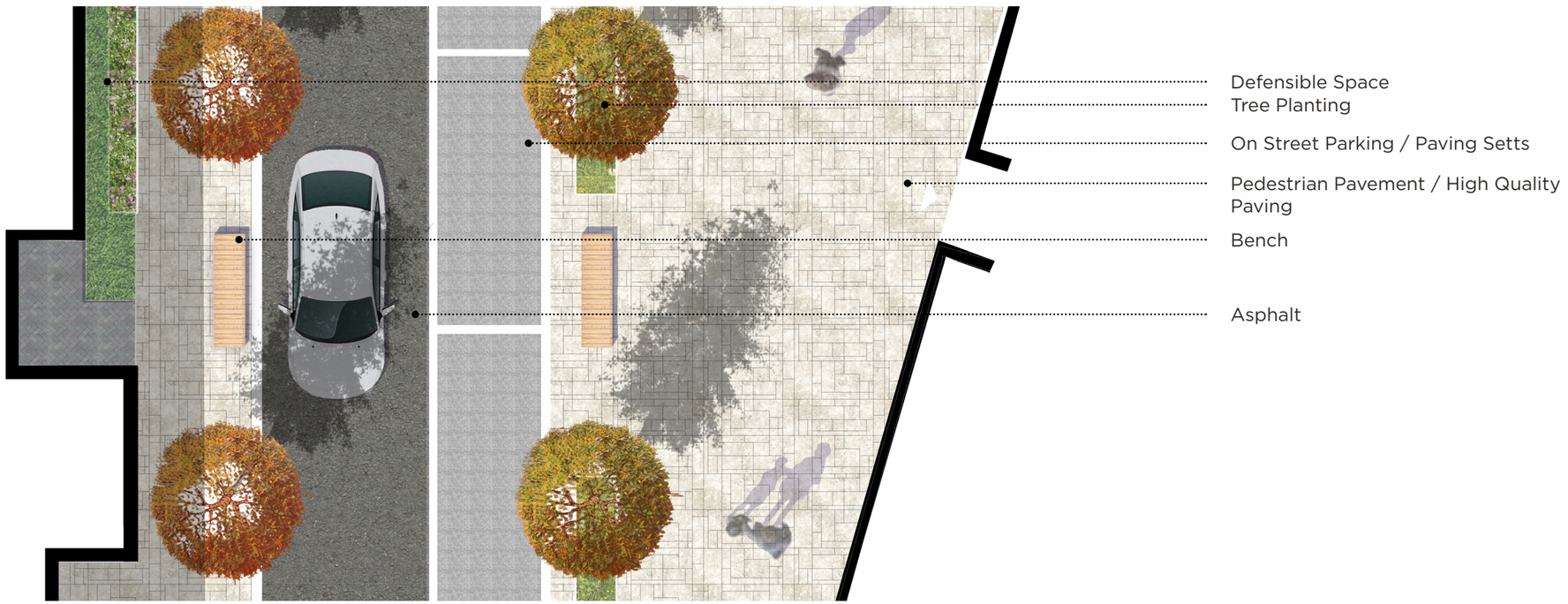




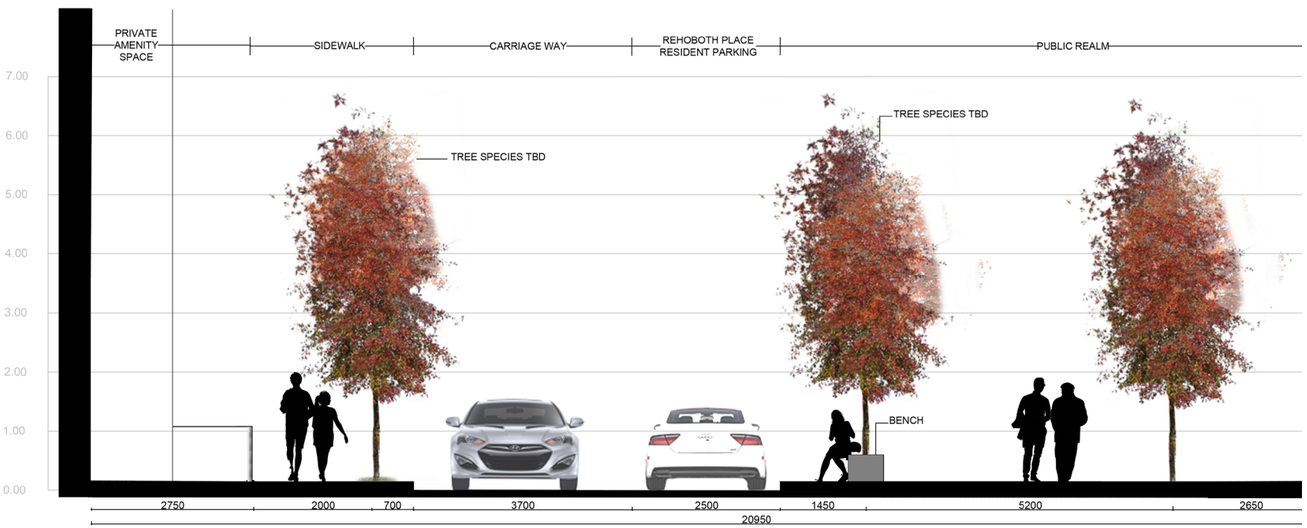
Reference Image: Lambs Conduit Street, London

05 Landscape Design - Public Realm and Streetscape

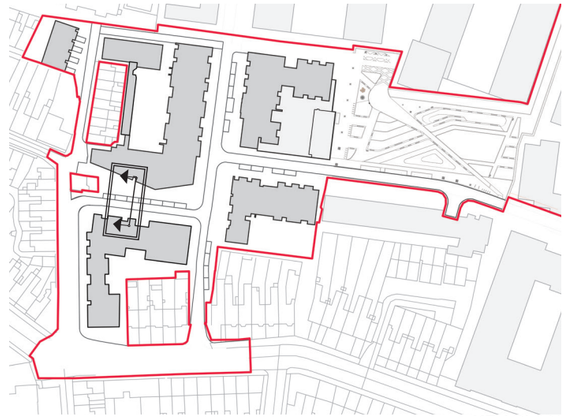
STREET TYPOLOGIES



STREET PLAN



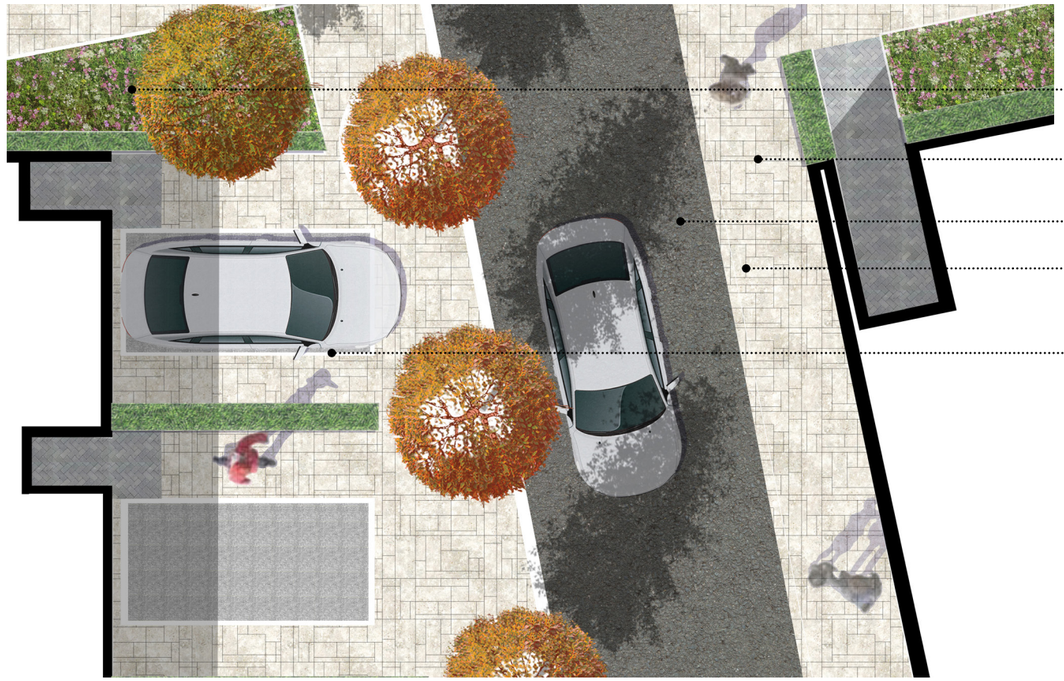
STREET SECTION



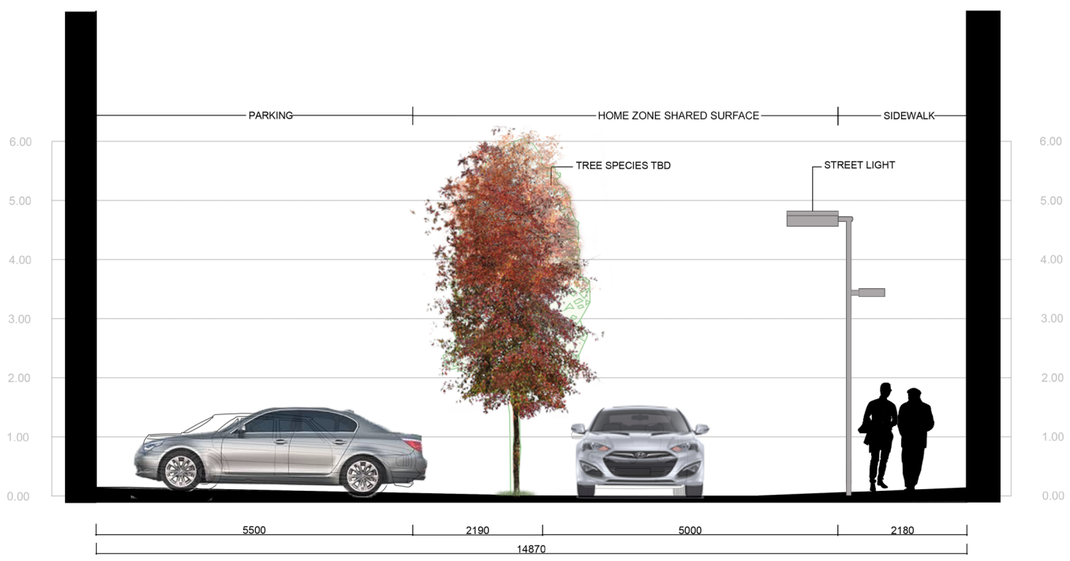
KEY PLAN

05 Landscape Design - Public Realm and Streetscape

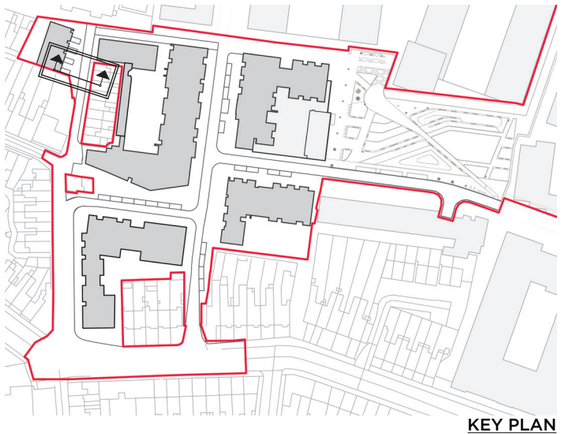
STREET TYPOLOGIES



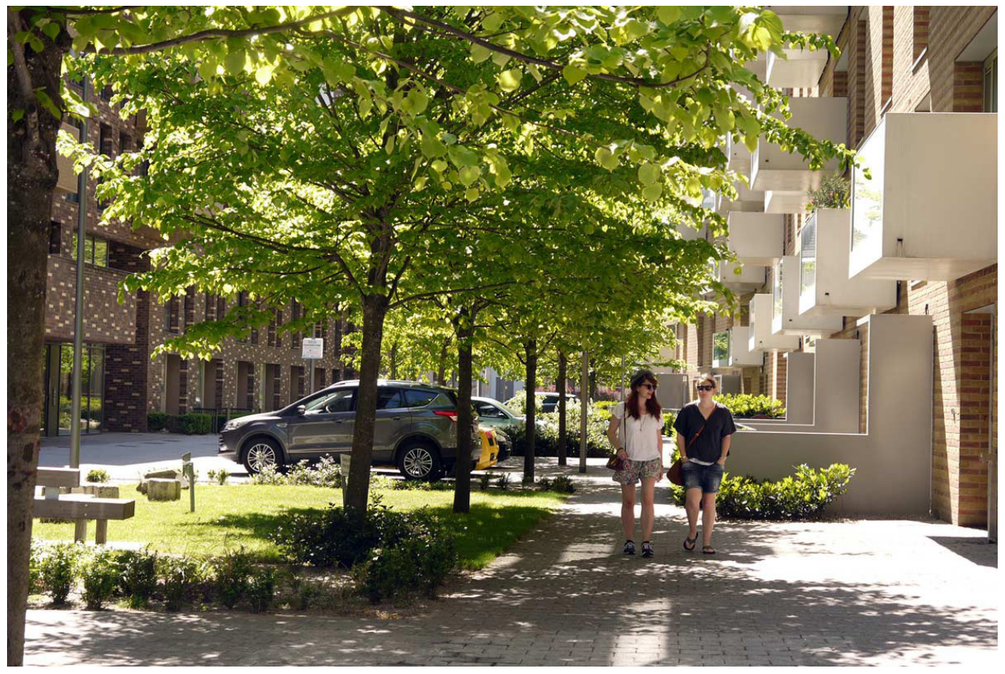
STREET PLAN



STREET SECTION



KEY PLAN



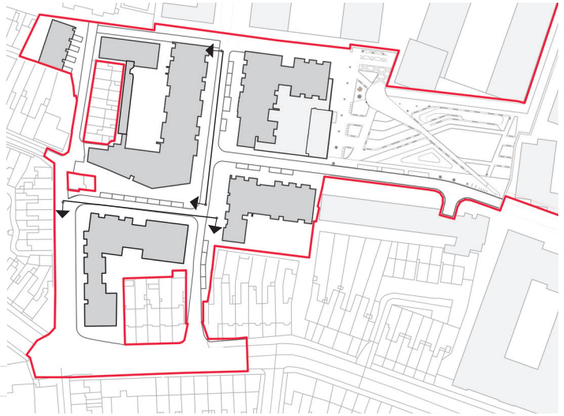
Reference Image

05 Landscape Design - Public Realm and Streetscape

STREET ELEVATIONS



STREET SECTION



KEY PLAN



STREET SECTION

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

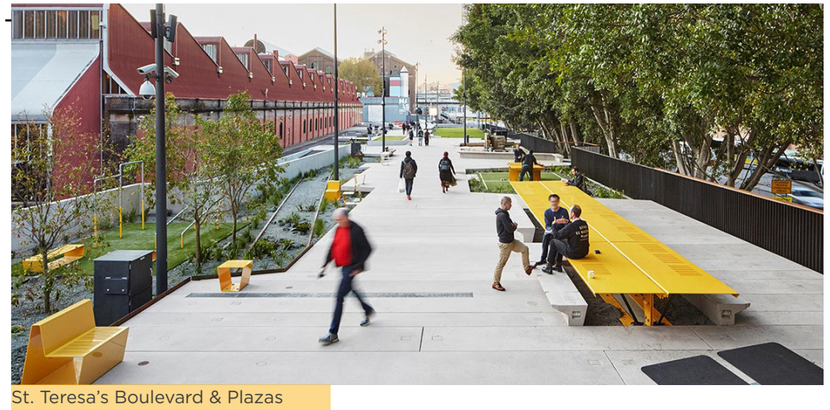




St. Teresa's Playground & Activity



Multi-Sport Playing Pitch



St. Teresa's Boulevard & Plazas

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

ILLUSTRATIVE PLAN

The plan for the Multi-Sport Playing Pitch and surrounds promotes health and well-being through active and passive measures including the provision of natural play, exercise, flexible lawns, and informal gathering spaces which have a positive mental impact both to look upon and to be in. These are the key building blocks to encourage a healthy neighbourhood, fostering diversity and inclusion through public open space.

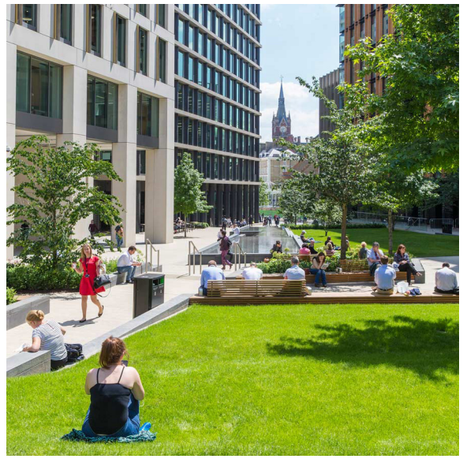


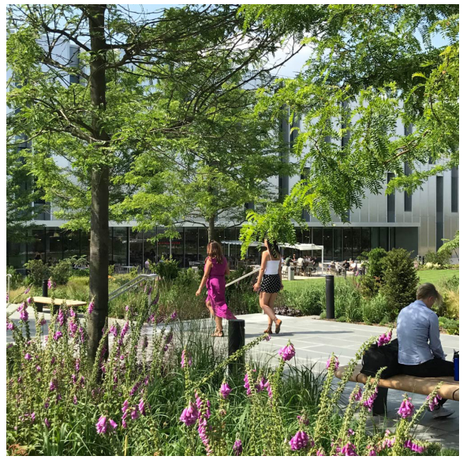
Legend

1. Multi-Sport Playing Pitch
2. St. Teresa's Playground
3. Flexible Lawn
4. Seating Area
5. Walkway
6. Coach Parking
7. Car Parking
8. St. Teresa's Boulevard
9. Exercise Area



Illustrative Plan





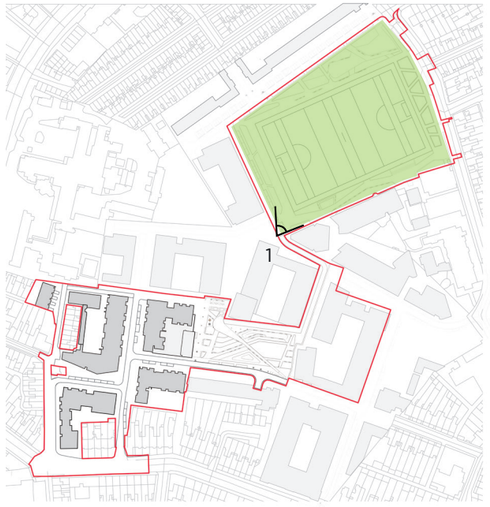


Reference Images

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

DESIGN

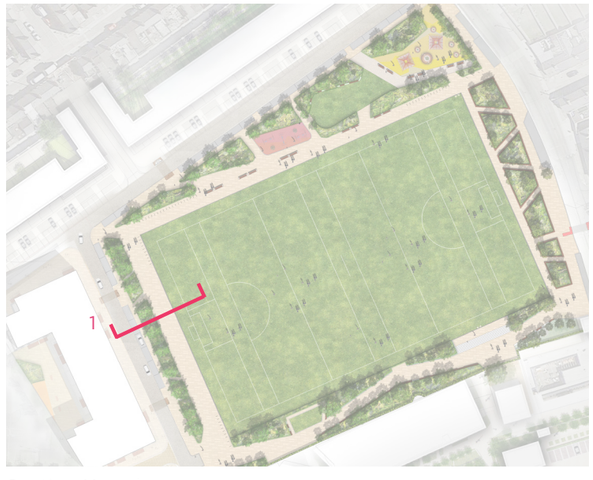
An 80m x 120m playing pitch. The Pitch will be surrounded by trees which will in time, completely frame and encompass the space. Swales and rain gardens to the perimeter of the pitch ensure the water and drainage is managed in the most sustainable way possible.



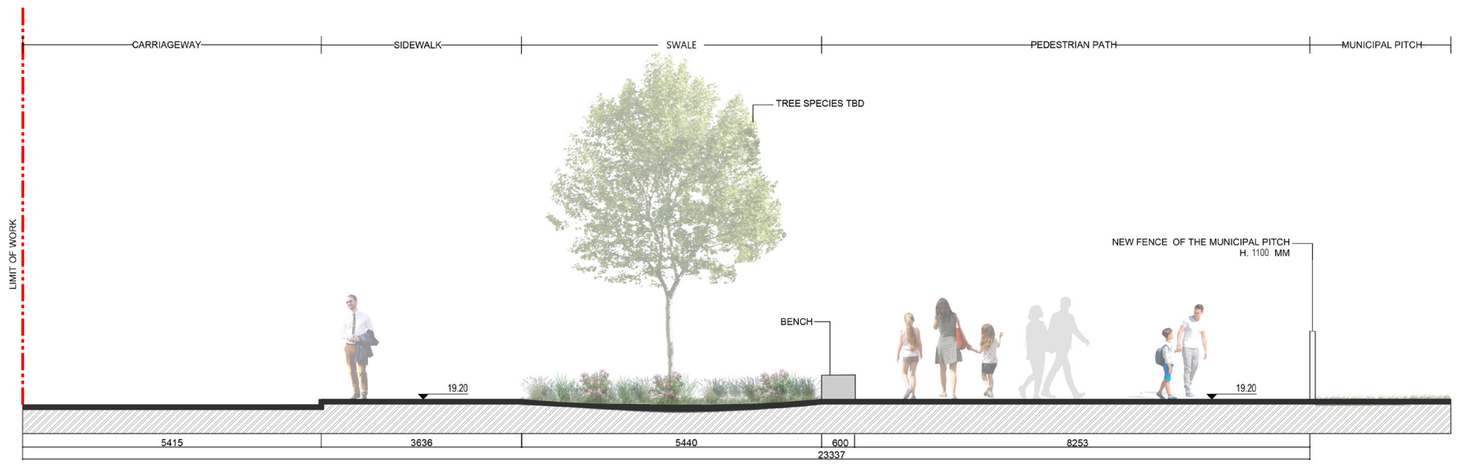
Location Plan



1 - Multi-Sport Playing Pitch CGI View



Section Key plan



Illustrative Section 1

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

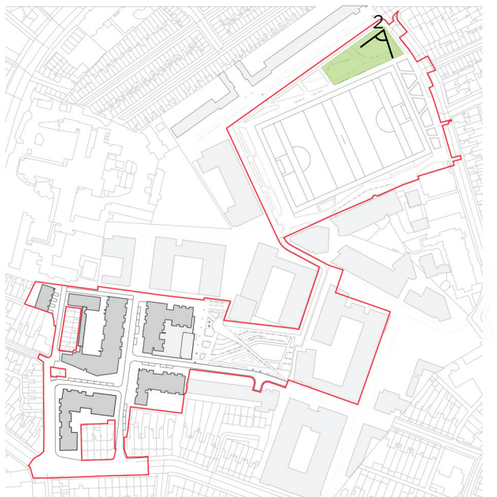
ST. TERESA'S PLAYGROUND

An inclusive and interactive play space is proposed to the north side of the pitch in provide opportunities for everyone to play together.

St. Teresa's Playground is accessible, will engage children of all ages and abilities and encourage them to interact with each other. The materials proposed for the playground are more natural in style. This will promote health and well-being, learning, and social interactions. Equipment will be provided throughout the site and will respond to age, context and ability.



2 - CGI View done by Model Works

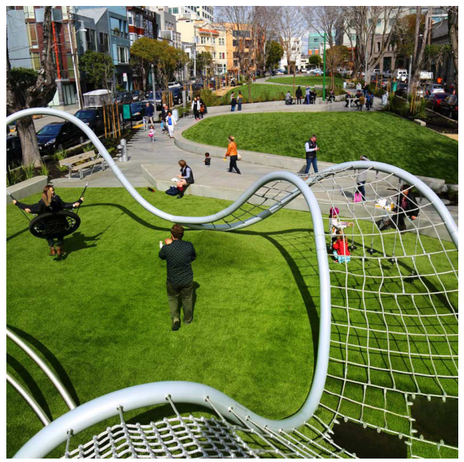


Location Plan



Reference Images





05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

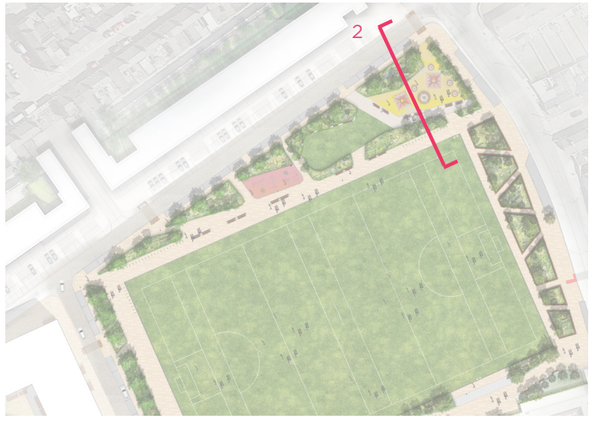
ST. TERESA'S PLAYGROUND

Legend

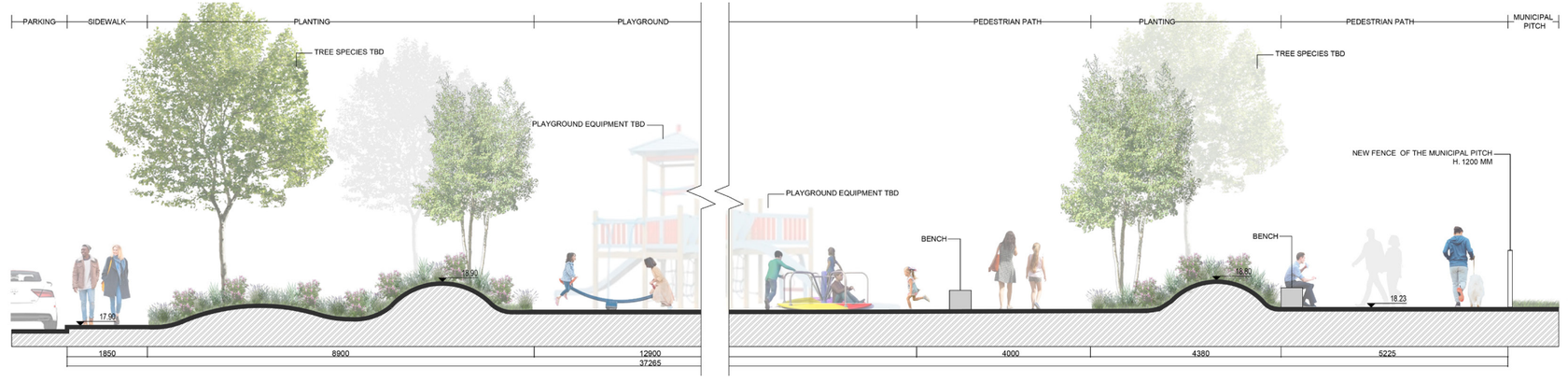
1. St. Teresa's Playground
2. Flexible Lawn
3. Informal Play
4. Planting
5. Parking
6. Multi-Sport Playing Pitch
7. Exercise Area



Illustrative Plan



Section Key Plan

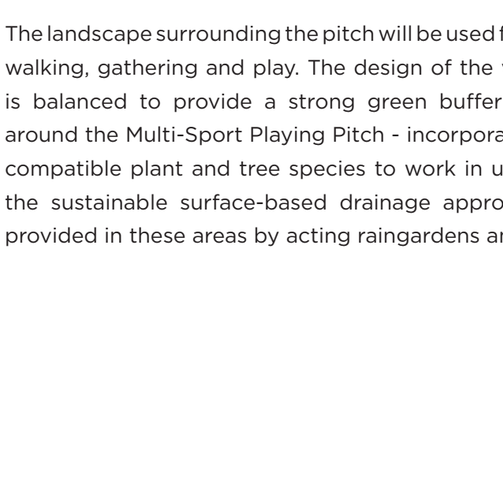


Illustrative Section 2

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

PITCH LANDSCAPE

The landscape surrounding the pitch will be used for seating, walking, gathering and play. The design of the vegetation is balanced to provide a strong green buffer wrapping around the Multi-Sport Playing Pitch - incorporating water compatible plant and tree species to work in unison with the sustainable surface-based drainage approach being provided in these areas by acting raingardens and swales.



Location Plan



3 - CGI View







Reference Images

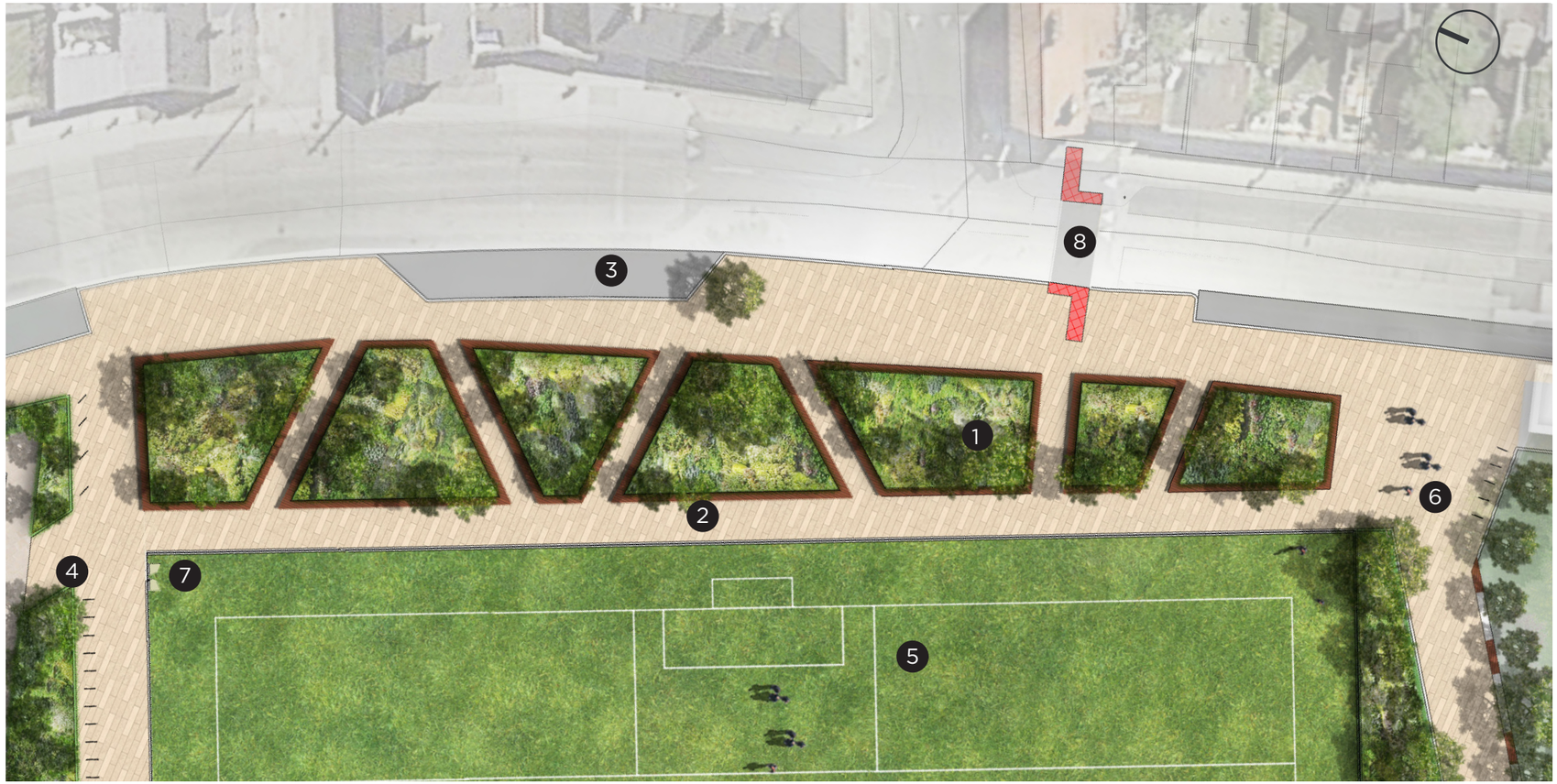
05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

PITCH LANDSCAPE

A coach drop-off is provided along Donore Avenue as well ask key pedestrian crossing points.

Legend

1. Planting With Timber Seating Edge
2. Walkway
3. Coach Parking
4. Access To · St. Teresa's Playground
5. Multi-Sport Playing Pitch
6. Access To St. Teresa's Boulevard
7. Disabled Access To The Multi-Sport Playing Pitch
8. Controlled Pedestrian Crossing



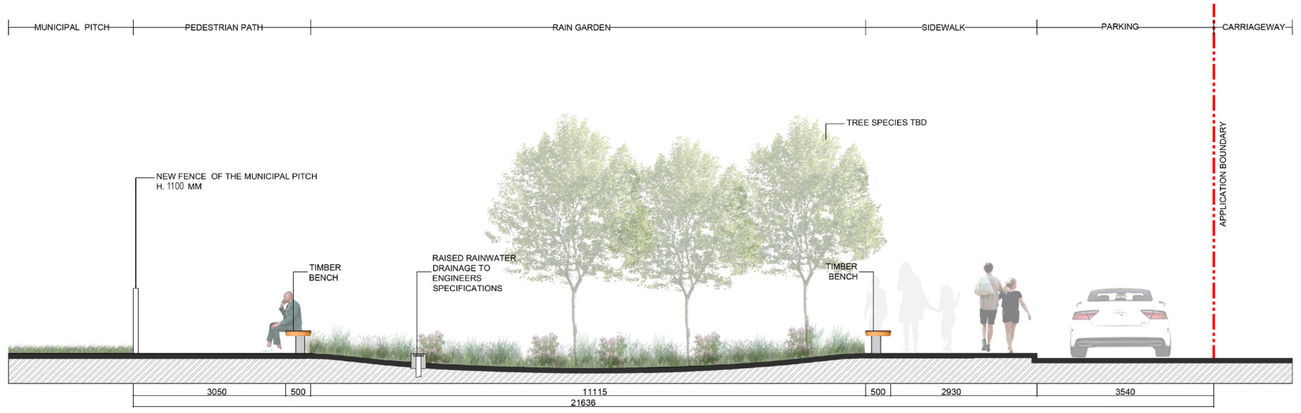
Illustrative Plan



Indicative Image of Fence at Multi-Sport Playing Pitch



Section Key Plan

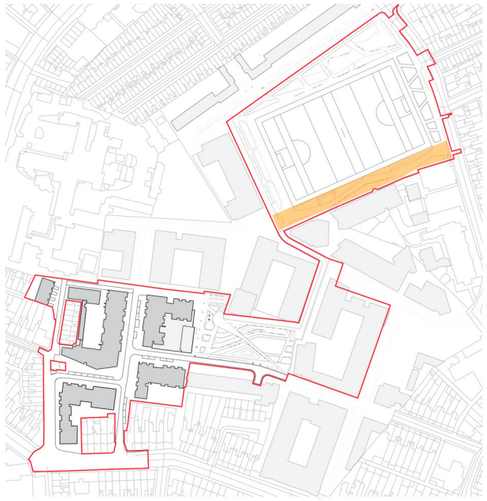


Illustrative Section 3

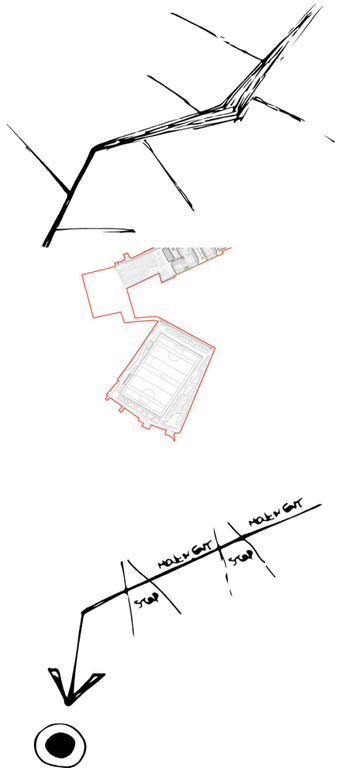
05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

ST. TERESA'S BOULEVARD ILLUSTRATIVE PLAN

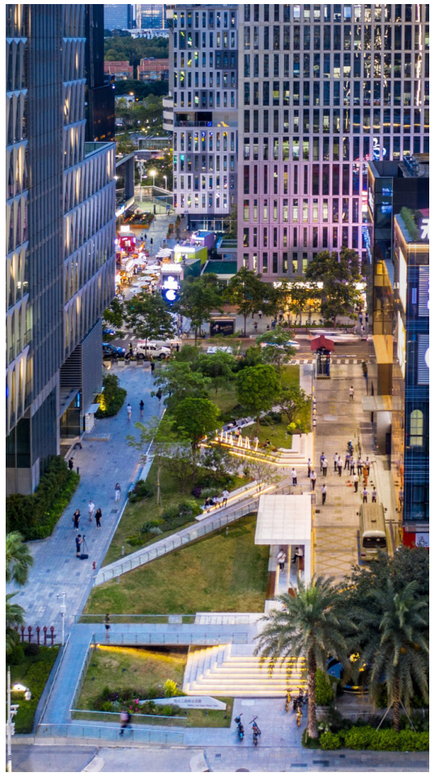
St. Teresa's Boulevard is a publicly accessible space that is integral as a linear park dotted with programme integrated seating, lush planting, and pocket lawn. It serves as circulation along the south side of the pitch and acts as the main entrance onto the pitch. The combination of lush planting, active and passive programme comes together to create a verdant and functional public boulevard.



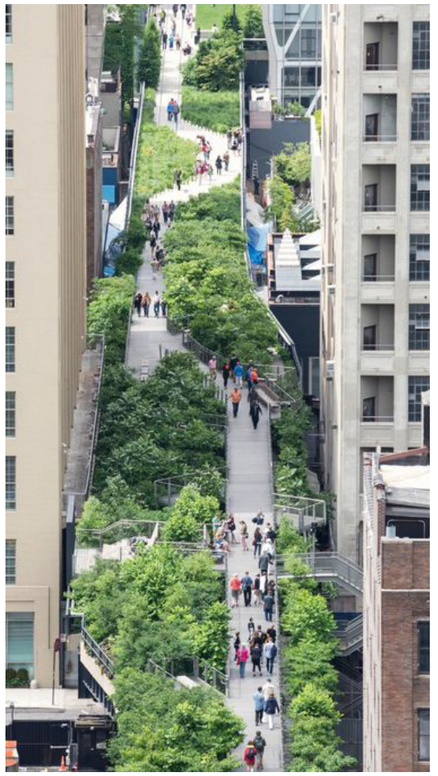
Location Plan



Initial Concept Sketches



Street Garden at No.2 Haitian Rd, Shenzhen, China



The High Line, New York, USA



The Goods Line, Sydney, Australia

Legend

1. St. Teresa's Boulevard & Plazas
2. Herbaceous Planting
3. Seating Edge
4. Access to the Multi-Sport Playing Pitch
5. Pocket Lawn



Illustrative Plan

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

ST. TERESA'S BOULEVARD TRANSECT

It will be important to create a buffer between the ground floor dwellers and the public space along St. Teresa's Boulevard. Defensible space to the residential units is created with a 1.1m tall hedge and specimen tree planting.



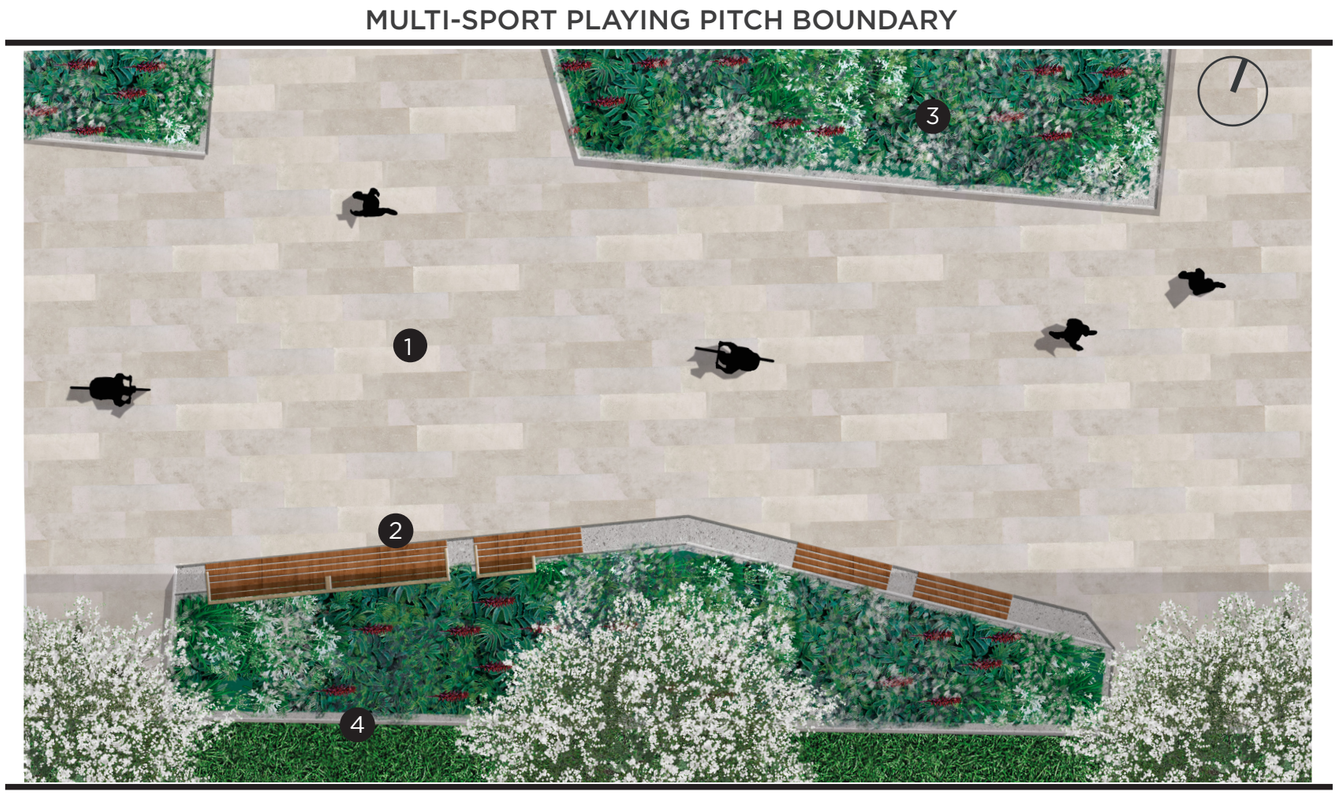
Reference mage



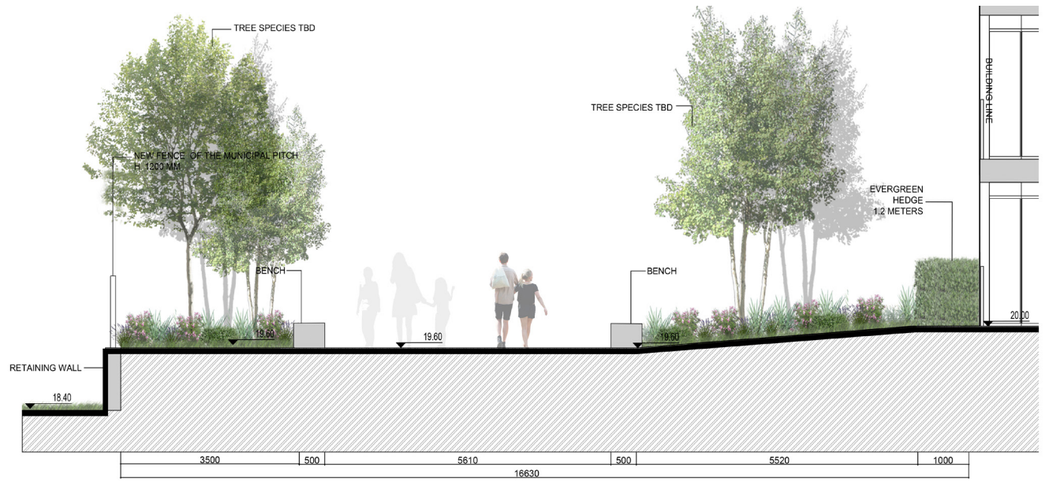
Section Key Plan

Legend

1. High Quality Paving
2. Seating Edge
3. Herbaceous Planting
4. Evergreen Hedge



Illustrative Transect

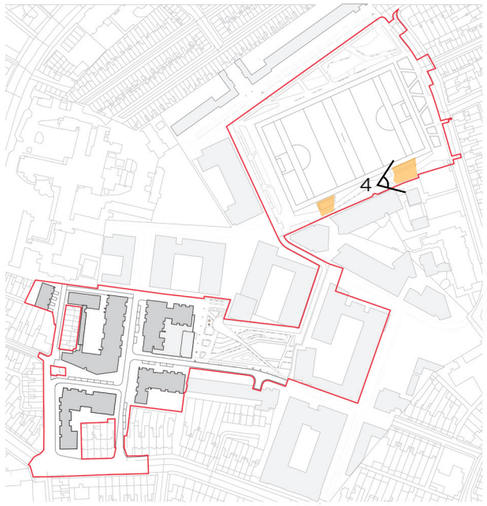


Illustrative Section 4

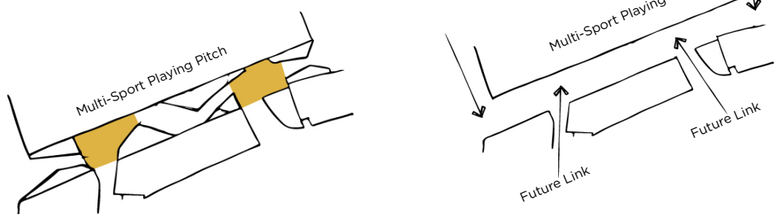
05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

ST. TERESA'S BOULEVARD PLAZAS

The private and the public main routes culminate in two well defined spaces. They are organized to speak with the context, creating spaces the community can take ownership of and spaces within landscape zones with ample seating opportunities. Integration of terraces and spacious lawn areas into landscape create unlimited opportunities for events, passive use and the enjoyment of nature.



Location Plan



Initial Design Sketches



4 - Community Plaza CGI View







Reference Images

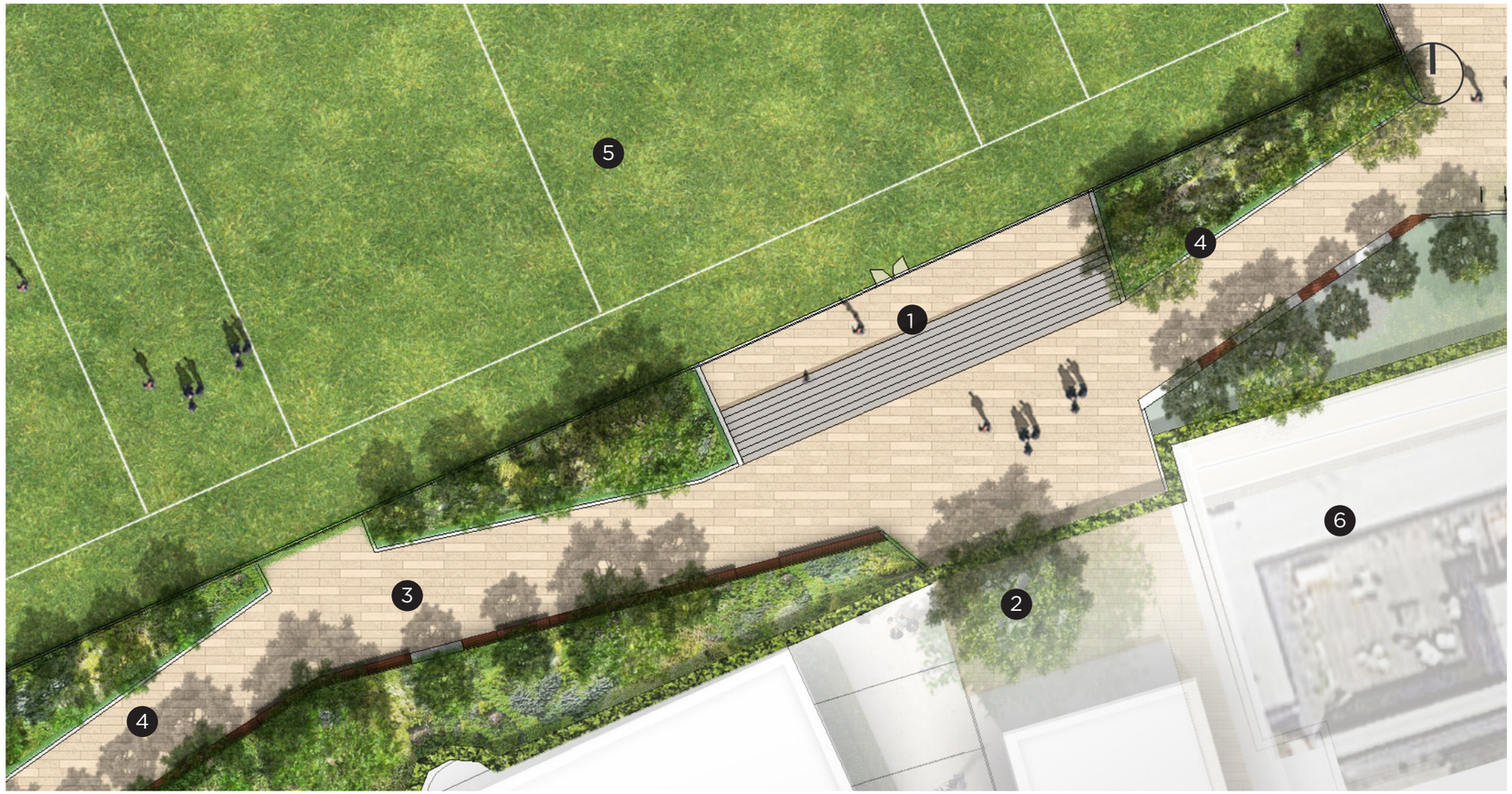
05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

COMMUNITY PLAZA

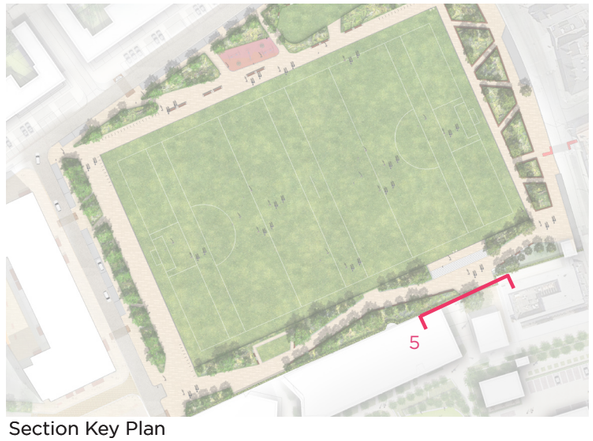
The Community plaza is the heart and soul of the Promenade. An active point designed for the community. Kept very simple to allow different uses, accommodate events and give the sense of security and enclose space. It facilitates a connection to the neighbourhood and the main entrance to the multi-sport playing pitch. Seating areas along the periphery of the tree and parkland planting are oriented for views of the pitch while planting selection and insect habitats enhance biodiversity.

Legend

1. Seating Steps / Access To The Multi-Sport Playing Pitch
2. Sycamore Tree to be Retained
3. Promenade
4. Plantings with Seating Edge
5. Multi-Sport Playing Pitch
6. Existing Community Centre



Illustrative Plan



Section Key Plan



Illustrative Section 5

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch

POCKET LAWN

Two key spaces highlighted along the boulevard are the pocket lawns. These offer a flexible green space which can be used by residents and community alike.



Community Activities



Picnic



Yoga and Meditation



Natural Play



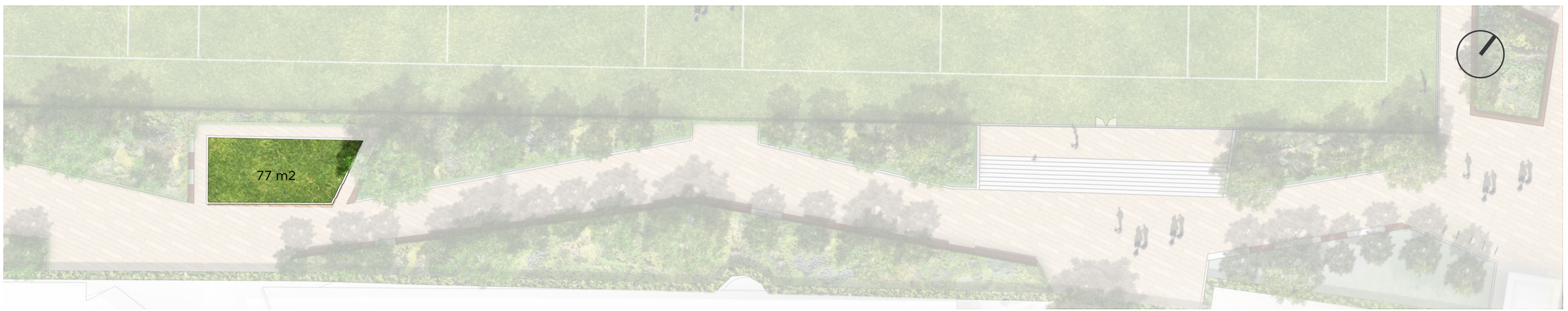
Family Activities



Chill and Rest



Location Plan



Illustrative Plan

05 Landscape Design - Public Realm and Multi-Sport Playing Pitch



5 - St. Teresa's Boulevard CGI View

05 Landscape Design - Players Park

DESIGN BASIS

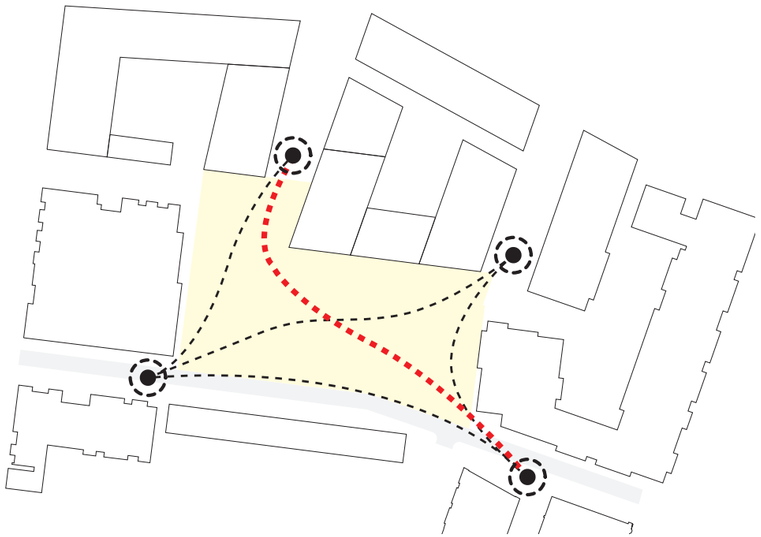


KEY PLAN



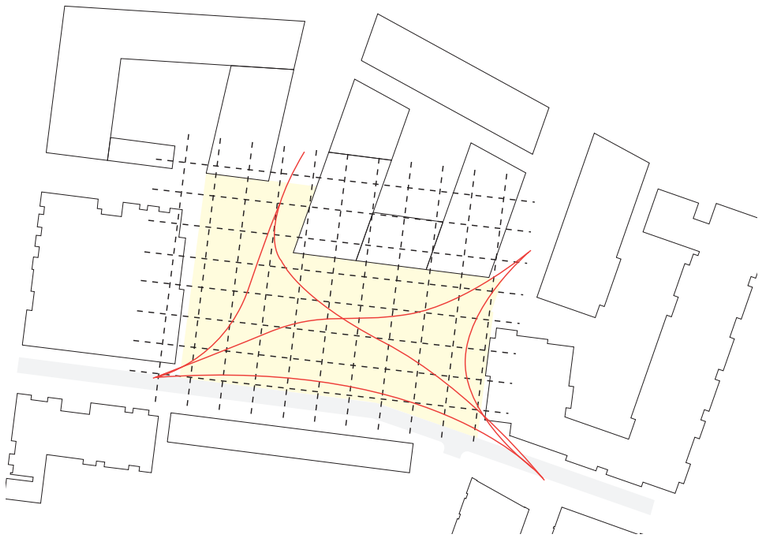
Directionality





Desire Lines



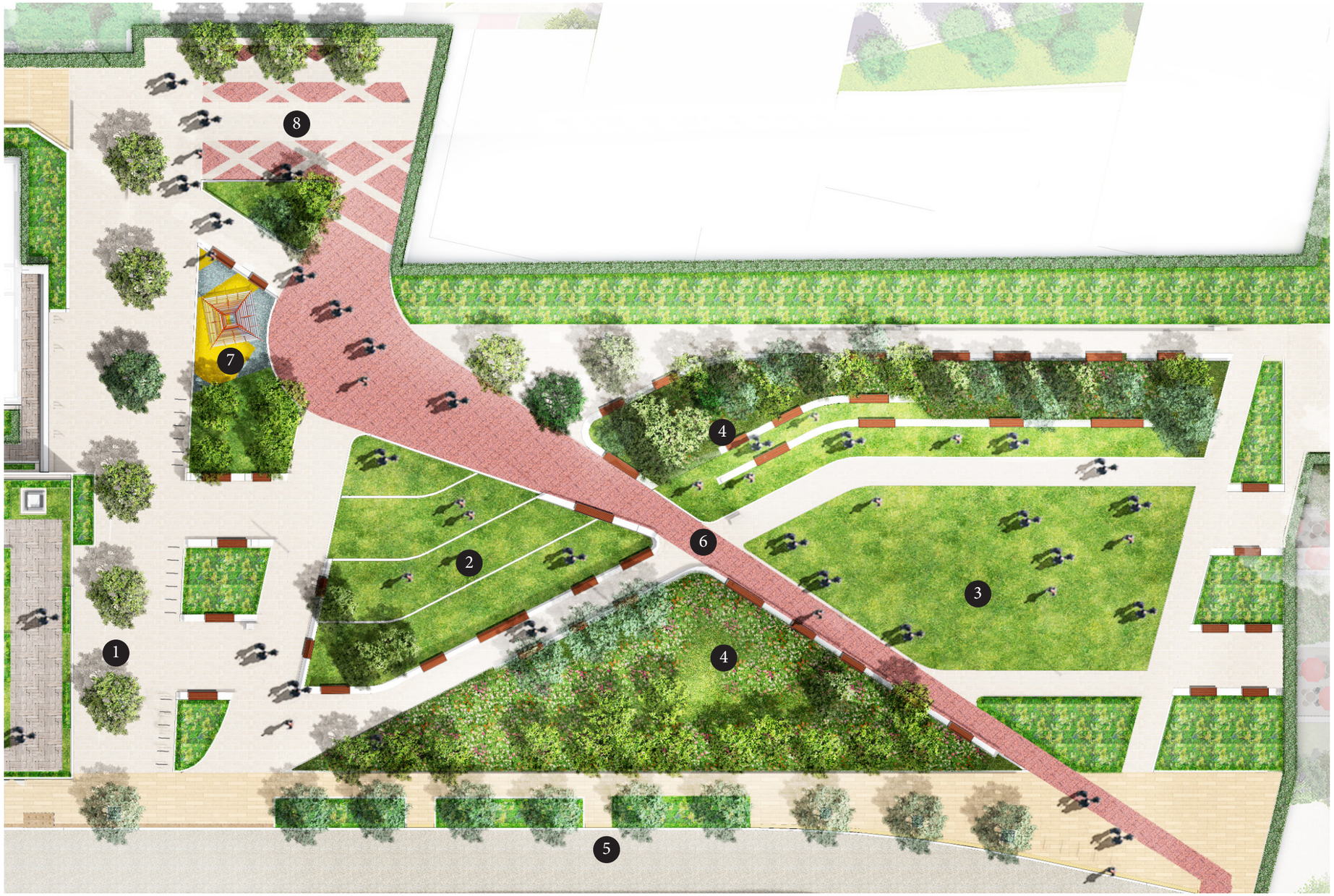


Gradation



05 Landscape Design - Players Park

ILLUSTRATIVE PLAN



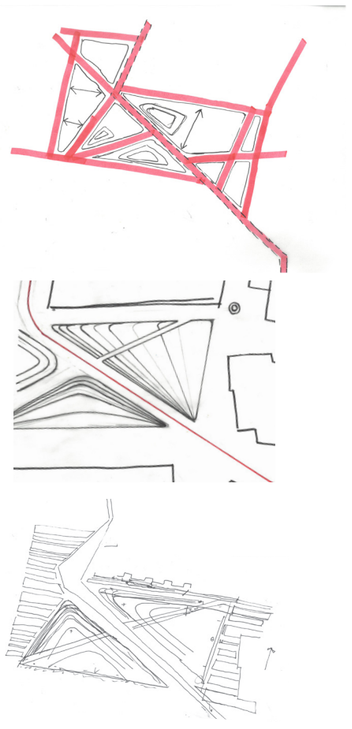
Legend

1 Cafe Terrace
2 Sunken lawn
3 Events Lawn
4 Audience Hill
5 Shared Surface Road
6 Primary Pedestrian Route
7 Play Area
8 Market Space



KEY PLAN

Players Park is a lush and central link to the residential and mixed use development, programmed for flexible events, market, natural play, and recreation. It provides 4182m^2 of public open space to neighbourhood.

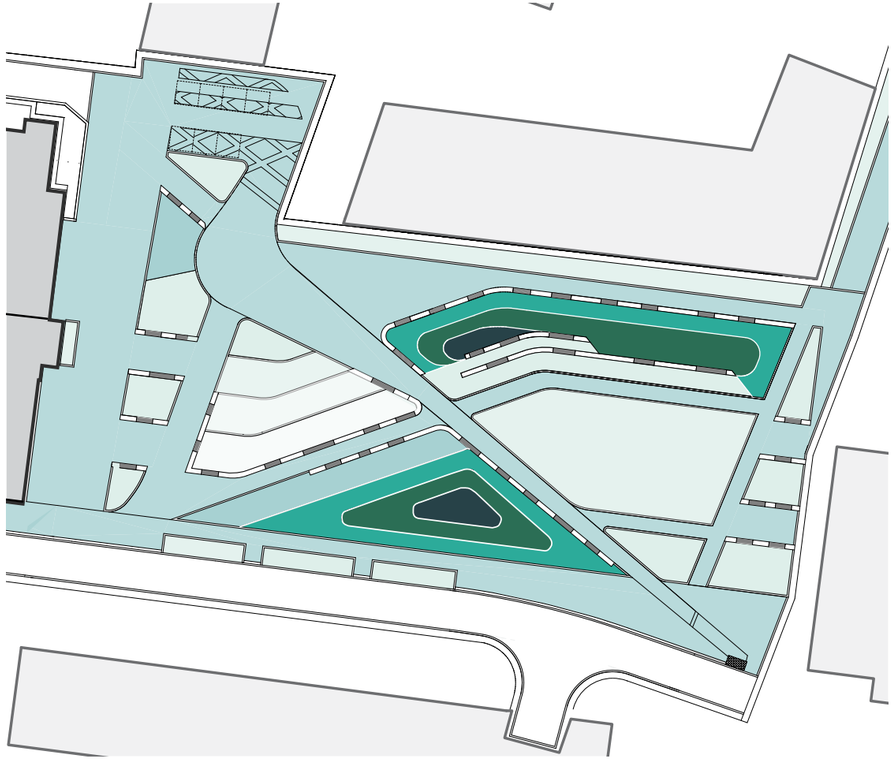


Initial Concept Sketches

CGI 6 - Players Park

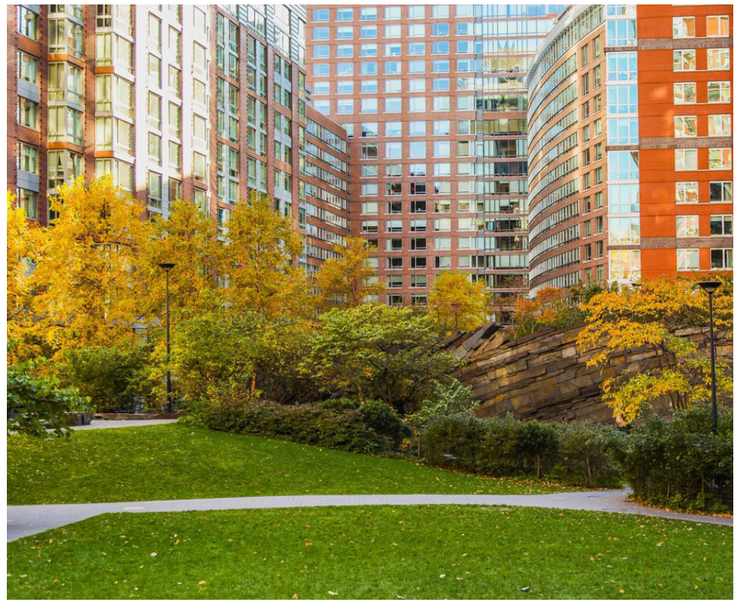
05 Landscape Design - Players Park

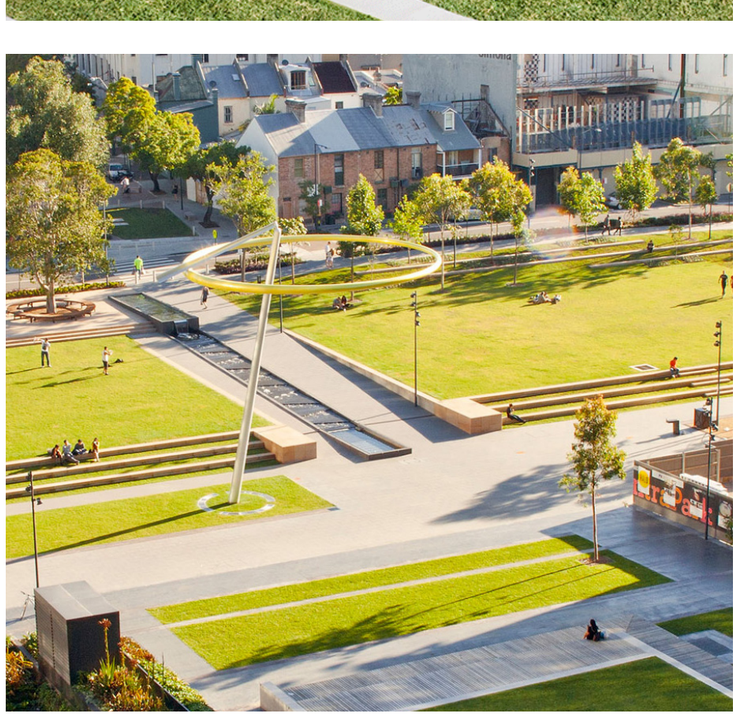
LEVELS & GRADIENTS



-0.50 m
-0.10 m
0.00 m
0.50 m
1.00 m
1.50 m









Reference Images

05 Landscape Design - Players Park

PROGRAMME



Players Park

The plan for the park is to promote health and well-being through active and passive measures which have a positive mental impact both to look upon and to be in. These are the key building blocks to encourage a healthy neighbourhood, located in close proximity and appropriately to adjacent ground floor programme.

The landscape programme for the park is diverse and appropriate to its location in terms of responding to specific character areas. Flexibility of space provides residents and visitors to use space informally and invent programme.







Reference Images

Legend

1. Feature Paving
2. Audience Lawn
3. Area for Stage
4. Audience Hill
5. Sunken Lawn
6. Cafe Terrace
7. Market
8. Play Area

05 Landscape Design - Players Park

CAPACITY AND FLEXIBILITY

The space can be used for a variety of different purposes



Open Air Cinema Day





Market day





Concert Day



Reference Images

05 Landscape Design - Players Park

CAPACITY AND FLEXIBILITY







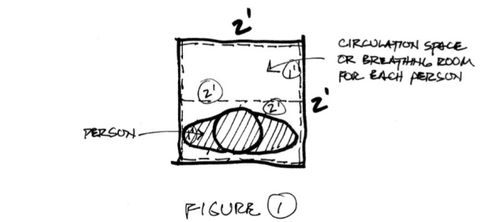
Open Air Cinema Day

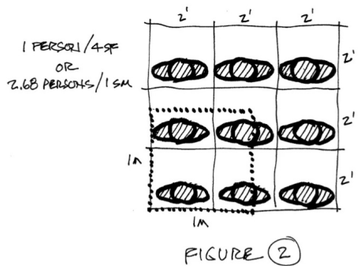




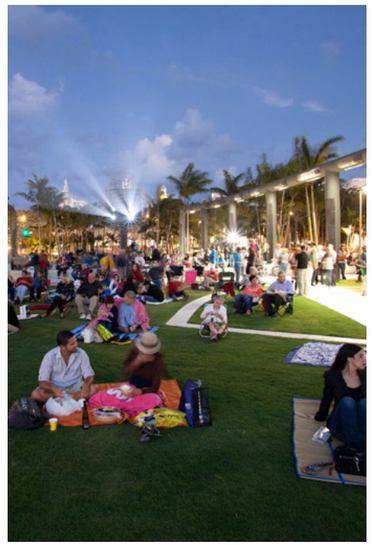
Reference Images

Market day





Concert Day





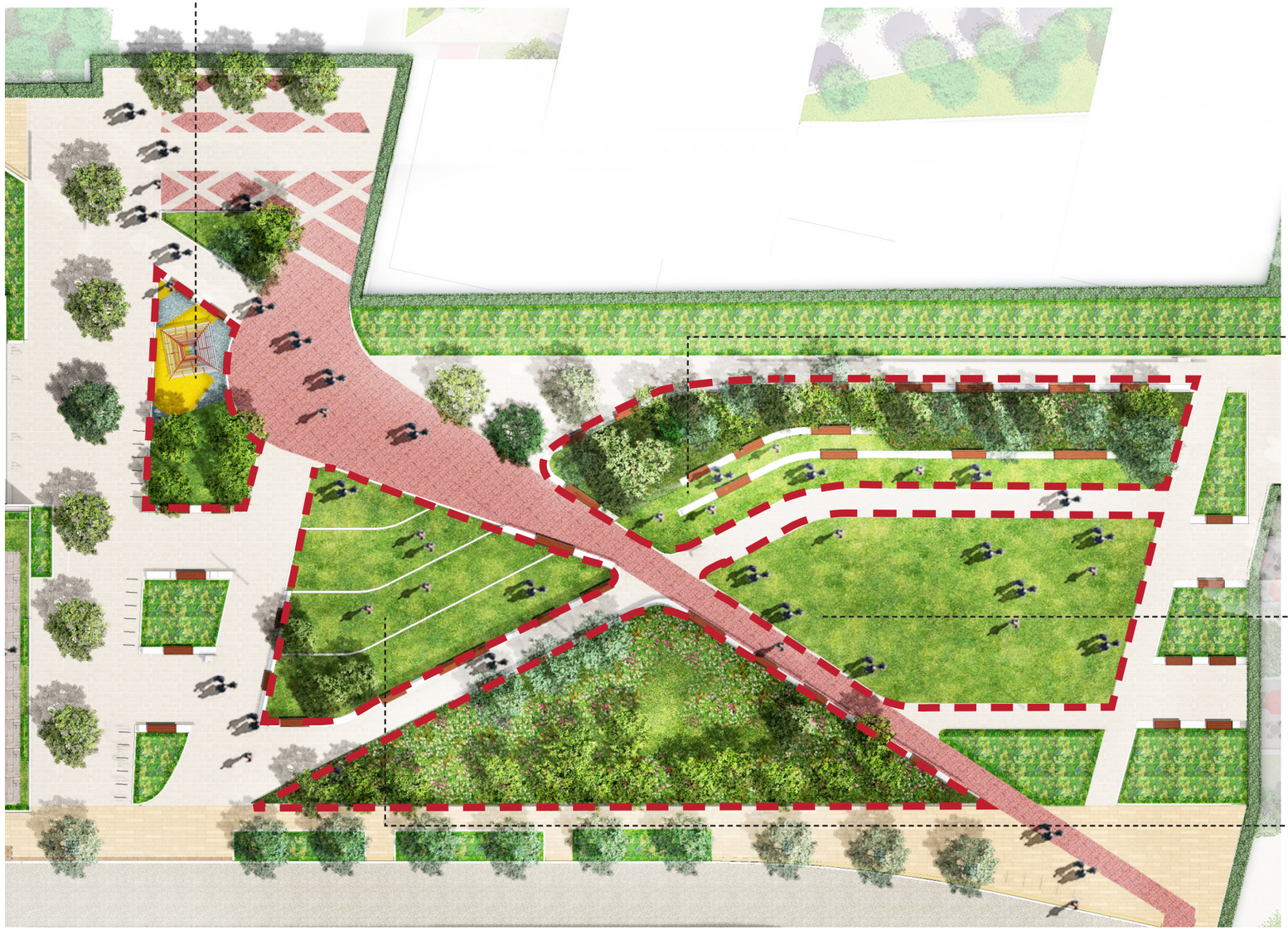
Reference Images



CGI 7 - Players Park

05 Landscape Design - Players Park

PLAY AREAS





Toddlers Play Equipment



Terraced Seating



Green Open Space



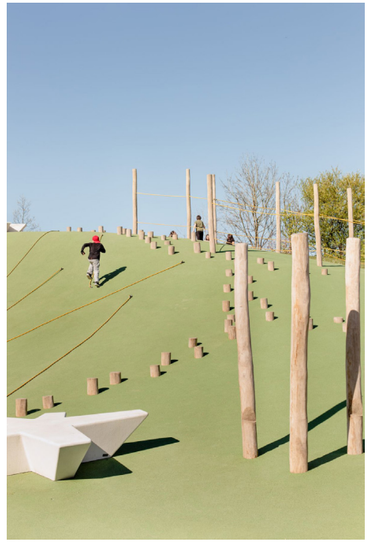
Sunken Lawn

05 Landscape Design - Players Park

PLAY IN THE PARK











Reference Images



CGI 8 - Players Park

05 Landscape Design - Residential Courtyards

COURTYARD DESIGN PRINCIPLES

Semi-private communal courtyards are distributed throughout the residential area within Bailey Gibson development. These courtyards offer significant amenity potential for the residents. Courtyards will be programmed with BBQ areas, play areas, lawns, orchards, vegetable patches, water features and follies.

Where located over a basement podium slab, the courtyard will act as a green roof with hard and soft landscaping constructed over a surface water storage mat providing interception, filtration and attenuation of surface water. Where located on grade, surface water will drain to ground through direct infiltration.

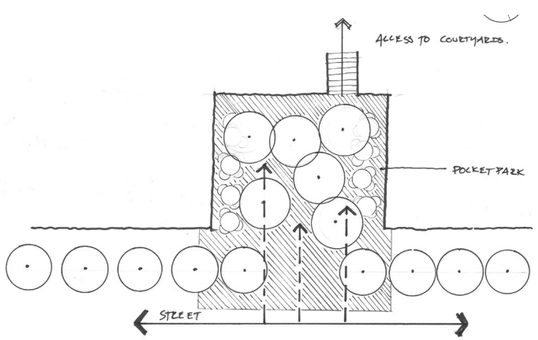
All the proposed amenity areas have been tested for sunlight provision and all are in excess of the guideline values for SHOG (Sunhours on Ground) given in BR 209.

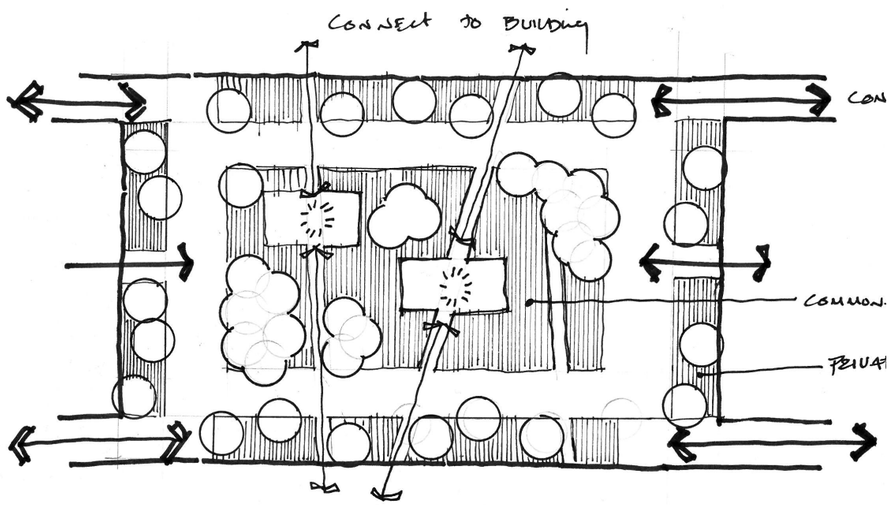


Courtyard Gathering Spaces



High Quality Courtyard Materials





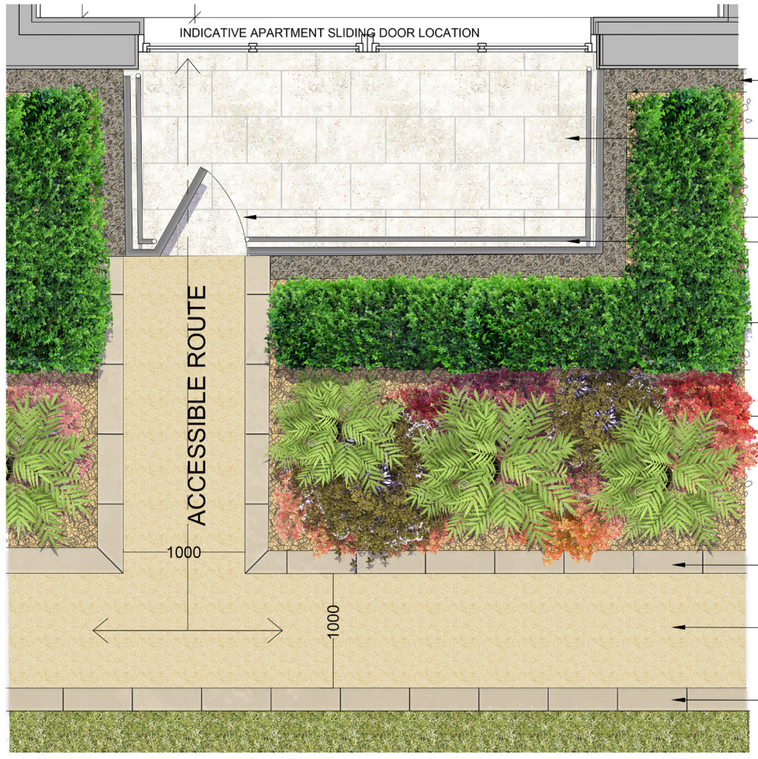
Sketch Diagram



Accessible Lawn Areas

05 Landscape Design - Residential Coutyards

COURTYARD DESIGN PRINCIPLES

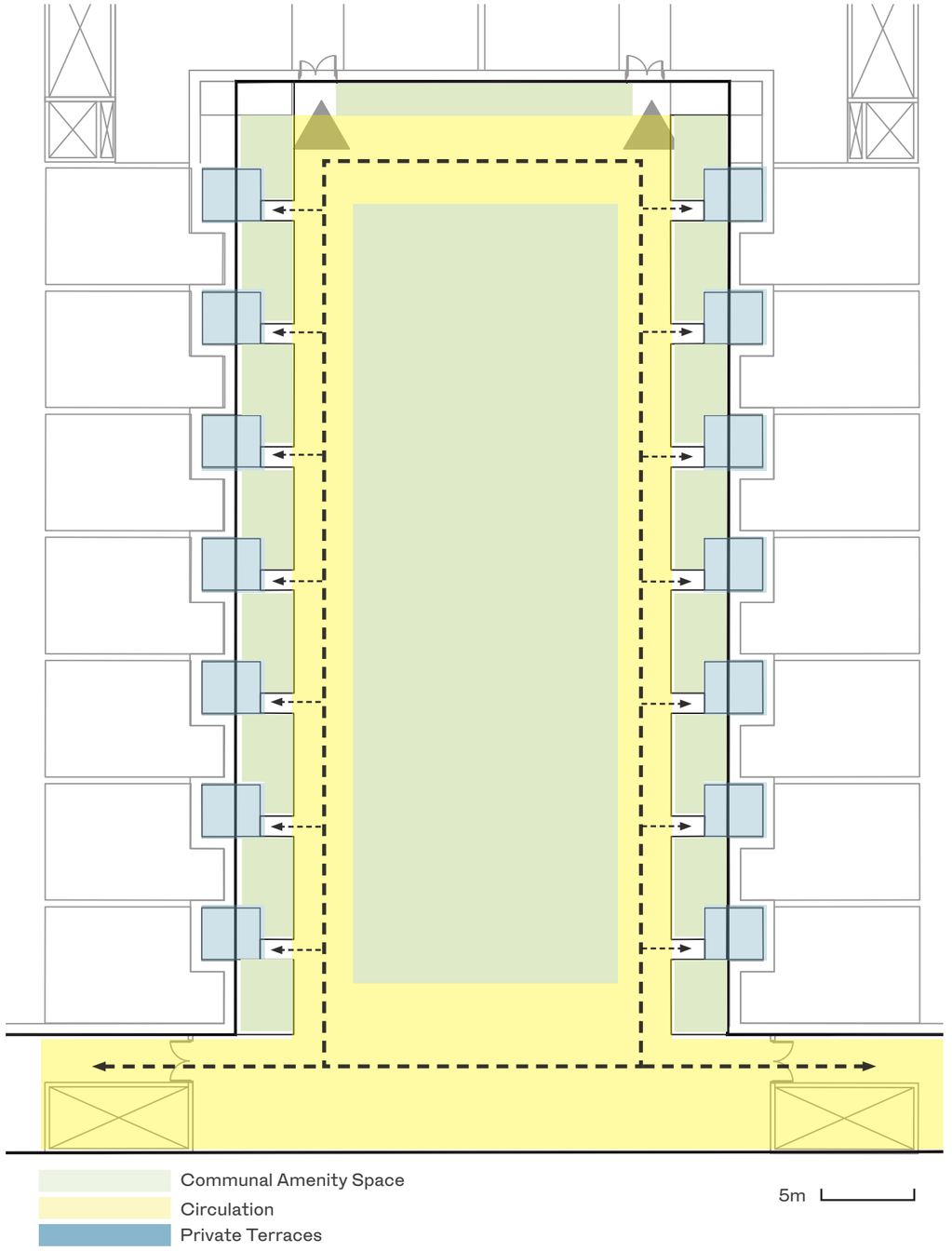


01 COURTYARD ENTRANCE - PRIVATE AMENITY SPACE PLAN
SCALE: 1:20 @A1

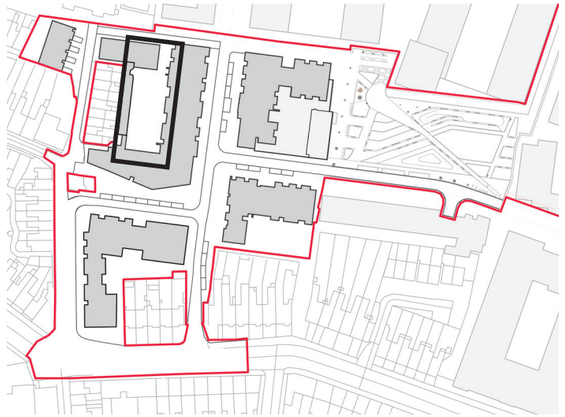


Typical Courtyard Section

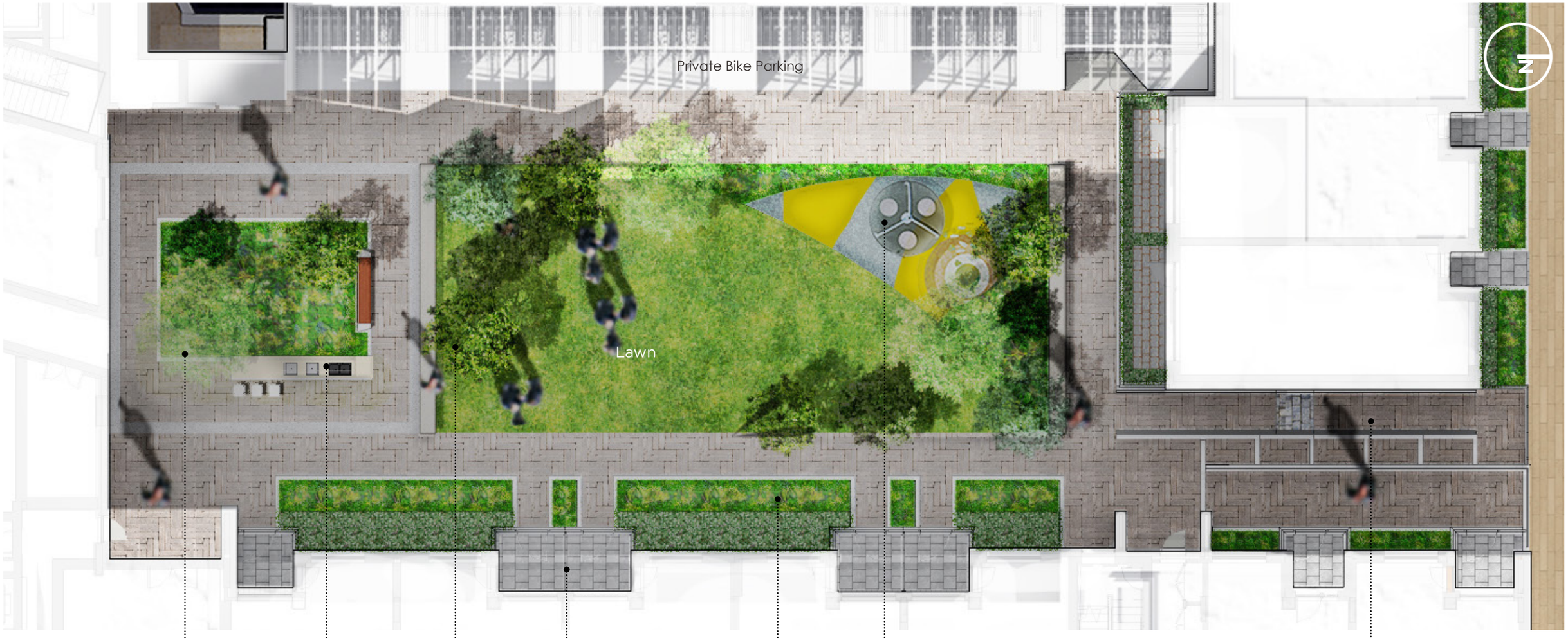
Illustrative Graphic



05 Landscape Design -Residential Courtyard BG 1



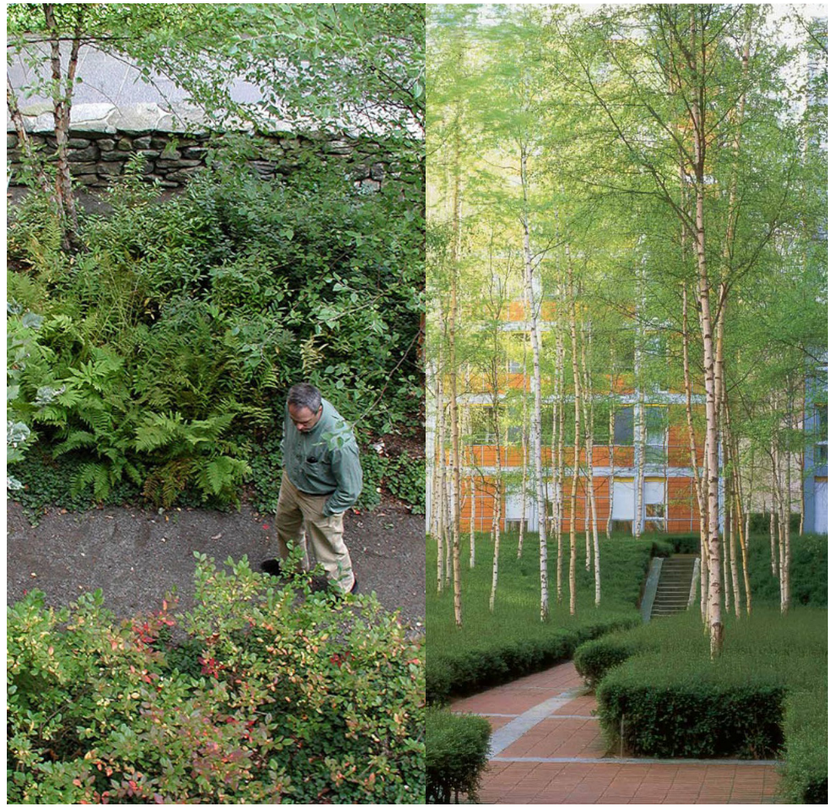
KEY PLAN



05 Landscape Design - Residential Courtyard BG 1



CGI image







Reference Images

05 Landscape Design - Residential Courtyard BG 1

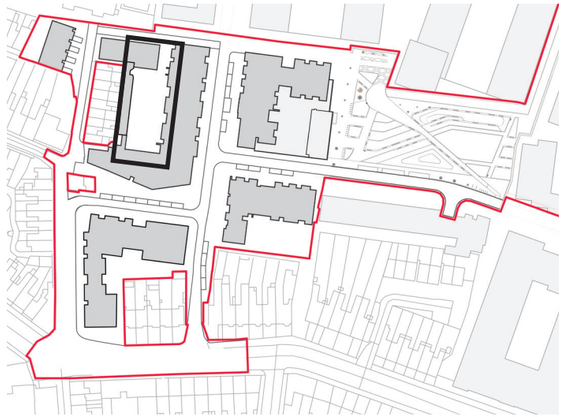


CGI Image



Reference Images



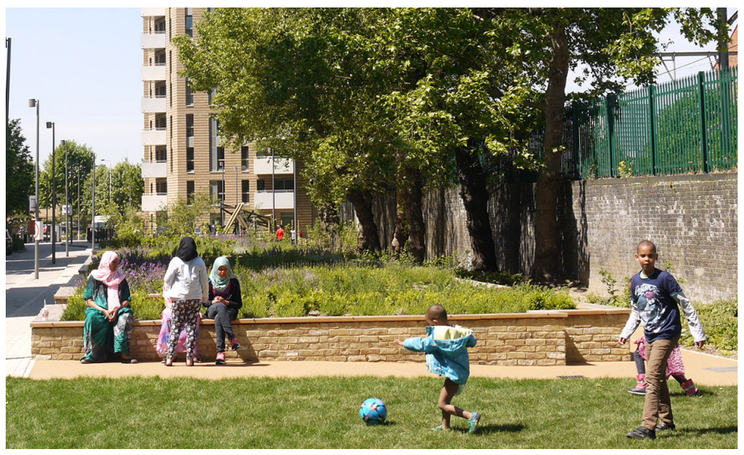


KEY PLAN



05 Landscape Design - Residential Courtyard BG 1





Reference Images





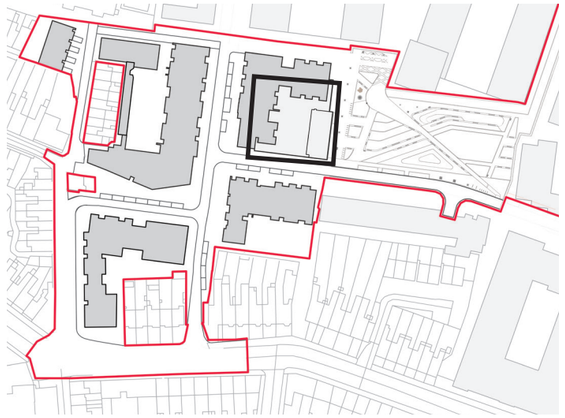
CGI Image



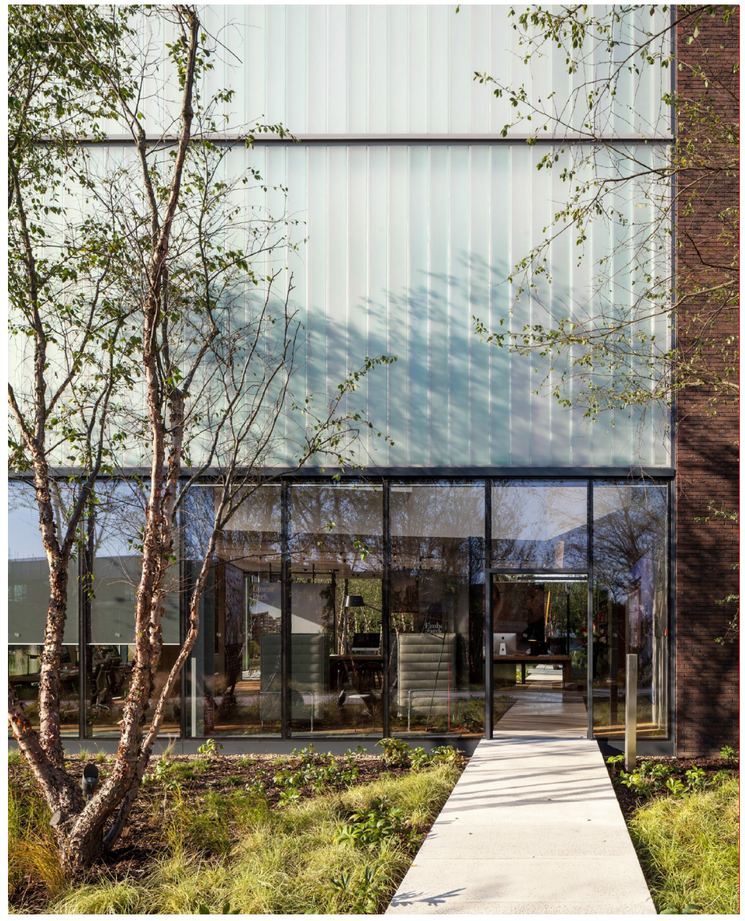
KEY PLAN

05 Landscape Design - Residential Courtyard BG2 Block (Podium)





KEY PLAN



Reference Image

05 Landscape Design - Residential Courtyard BG2 Block (Podium)

Wind mitigation

The landscape in general seeks to include as much vegetation as practically possible (hedges, trees & shrubs) to mitigate wind exposure within the public and private realm. The elevated courtyard at BG02 rooftop are relatively well protected from the wind given the orientation of the building, solid balustrade, and planting programme. The wind conditions are estimated up to about 4 m/s and in the comfortable range for outdoor sitting.



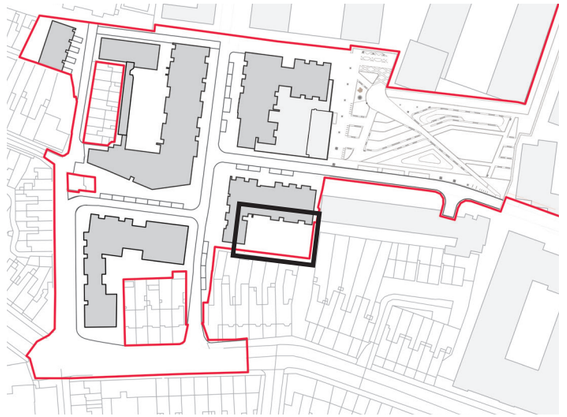






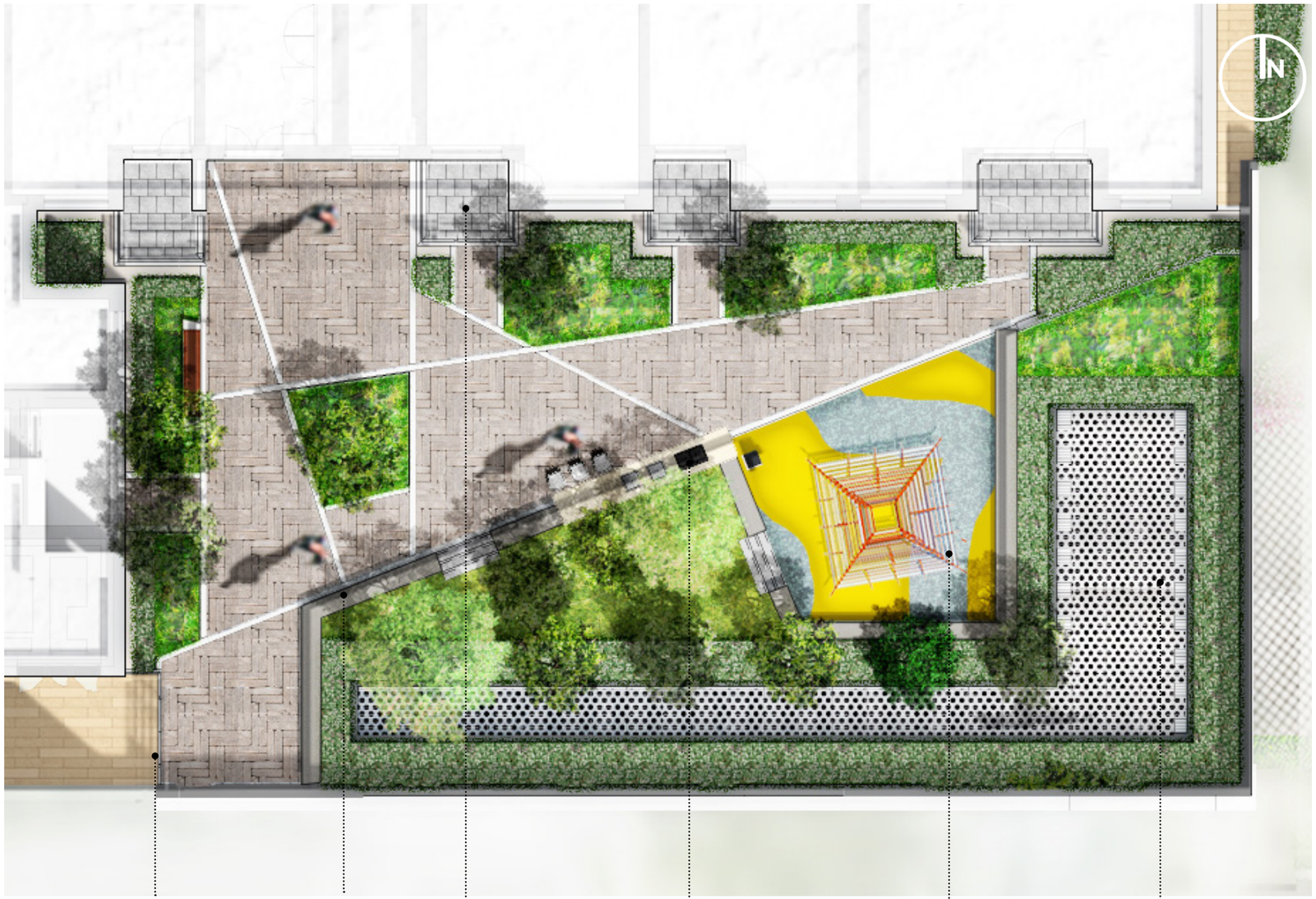
CGI Images

05 Landscape Design - Residential Courtyard BG3



KEY PLAN

Illustrative Plan









Reference Images

05 Landscape Design - Residential Courtyard BG3

The BG3 Courtyard provides a calm and relaxing environment for residents complete with both active and passive recreation. A children's play area receives ample daylight and a pocket lawn surrounded by bench seating allows for informal meeting space. The BBQ amenity is available for residents to gather and enjoy meals together.



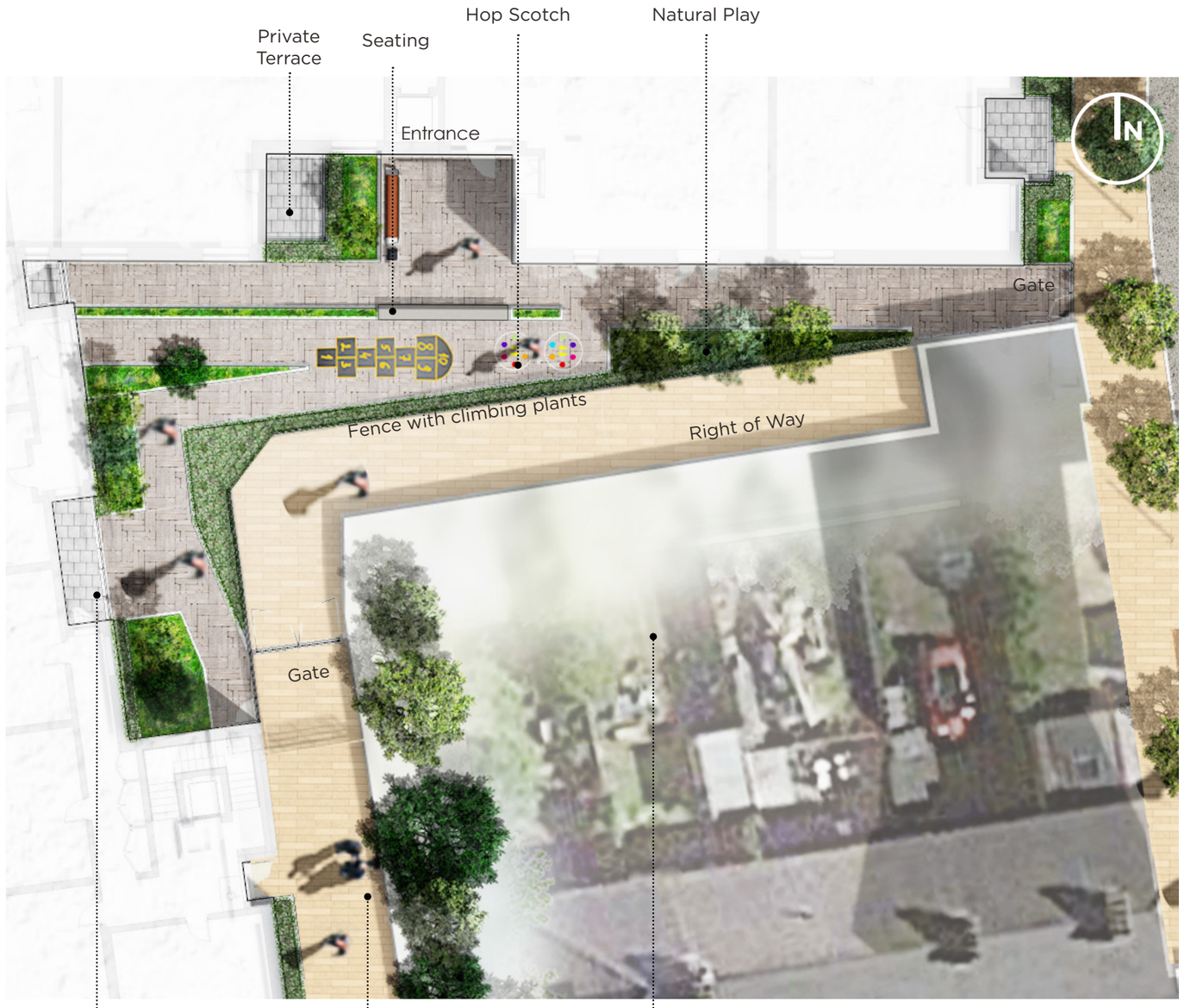


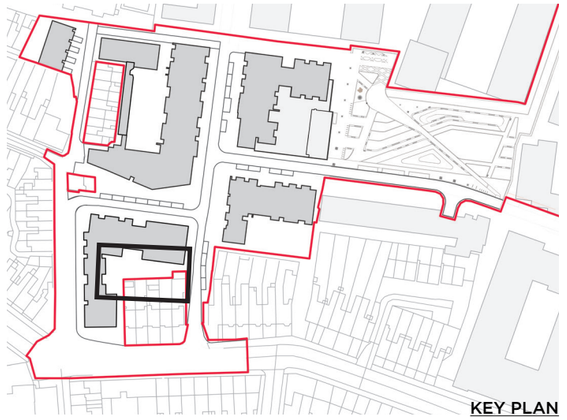
CGI Views of Courtyard

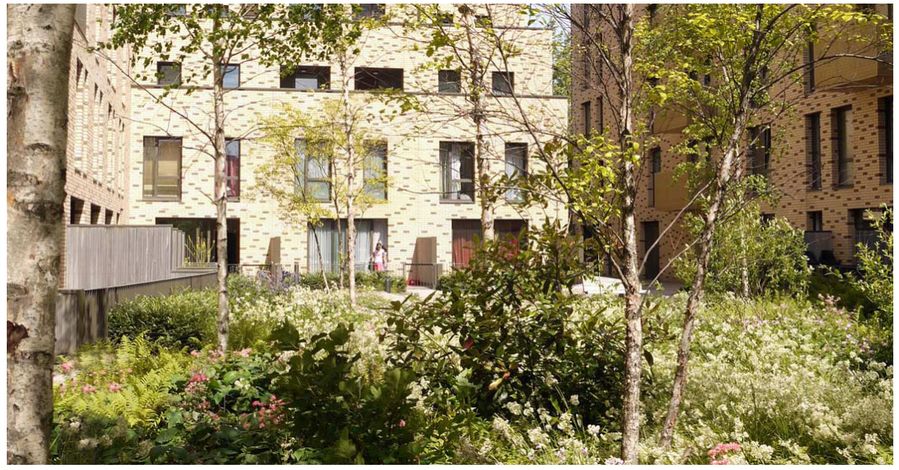


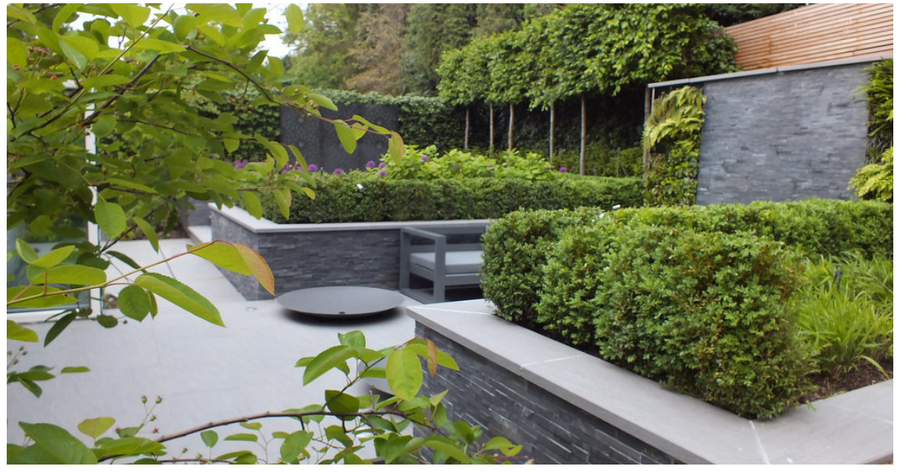
CGI Views of Courtyard

05 Landscape Design - Residential Courtyard BG 4









Reference Images

05 Landscape Design - Residential Courtyard BG 4





CGI Views of BG4 Courtyard









Reference Images

06 Hard Landscape Strategy

06 Hard Landscape Strategy

Hard Landscape Strategy

Materials have been chosen to be both robust and timeless, provide texture and tone for visually impaired, to tie into the surrounding pubic realm while also seeking to provide integrated intuitive wayfinding. The proposed material palette can be found within Section 06 - Hard Landscape Strategy and Palette of the Landscape Design Statement which also sets out the strategy for hard landscaping at the site. Street furniture has been selected to adhere to an age friendly seating strategy, incorporating backs on seats with arm rests, all located at intervals for rest stops. A Street furniture palette is also outlined in Section 06. Please refer to the following drawing for indicative hard landscape details;

- Drawing No. L-901 – HARD LANDSCAPE DETAILS

Accessibility

Throughout every stage of the design process accessibility has been at the forefront of the design team's considerations. This ensured that every public and communal open space within the scheme is completely accessible, usable and available for all – visually and mobility impaired. Tactile paving is proposed adjacent to street crossing point as well as the edges of shred surface roads. Street furniture is positioned "out of the way" to ensure it doesn't form an obstruction to anyone visually impaired. Slopes and gradients are designed to be no more than 1:21 slope gradient to ensure slopes are manageable for people who are physically impaired. Railings and bollards are used to segregate Public & private uses, vehicular and pedestrian traffic appropriately.

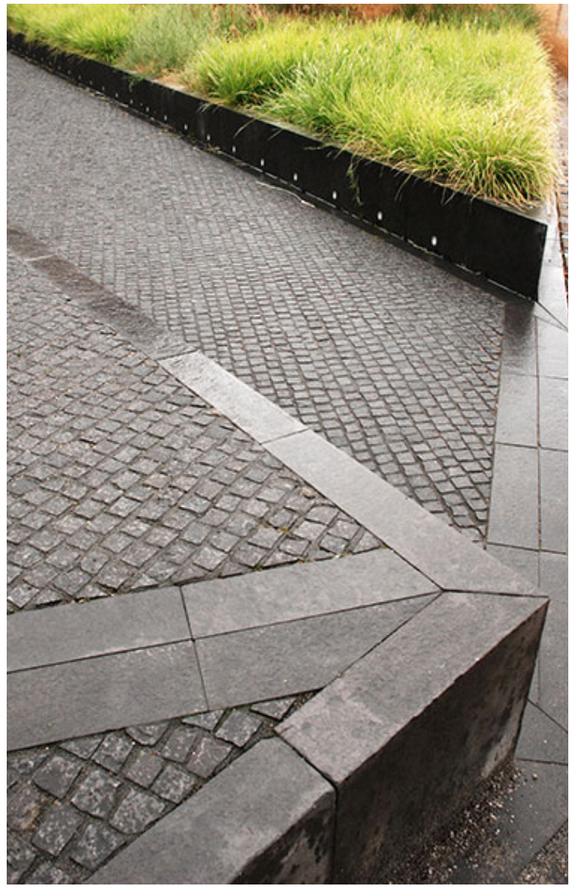
Please refer to the following landscape drawing which clearly sets out the proposed levels and materials across the site within both the public realm and private open space areas;

- Drawing No. L1-100 - GENERAL ARRANGEMENT PLAN





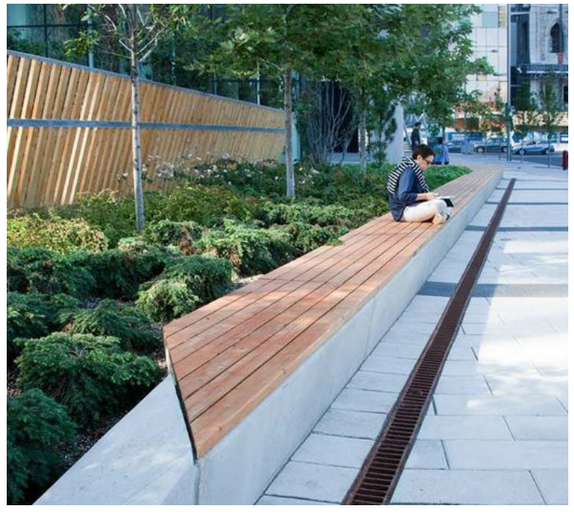




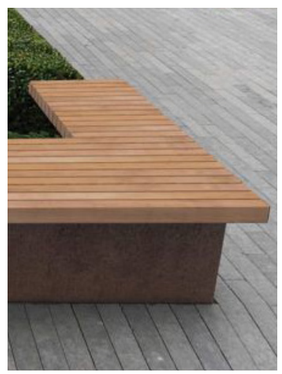
06 Hard Landscape Strategy

Indicative Street Furniture Palette

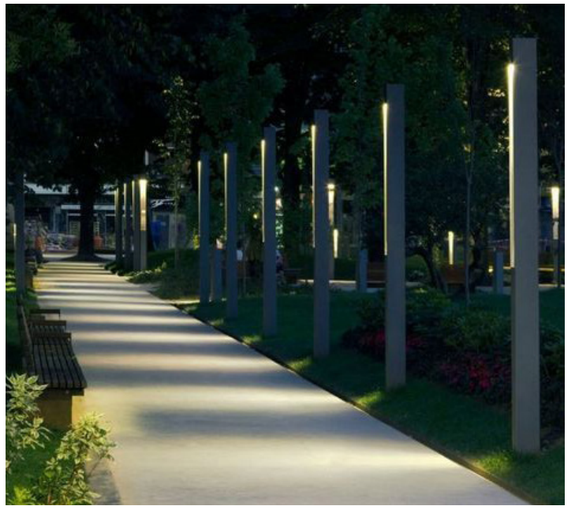
BENCHES



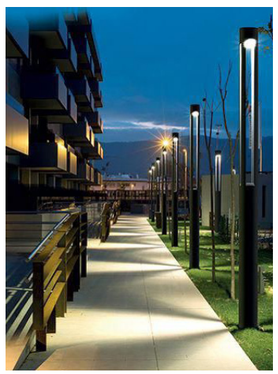




LIGHTING







BIKE RACKS





TREE GRILLS







PAVING (INDICATIVE)

Granite Paving



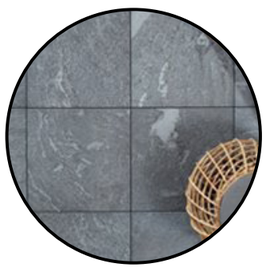
Sett Paving



Concrete Paving



Terrace Paving



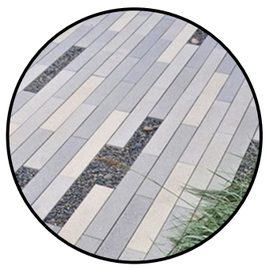
High Quality Paving



Self Binding Gravel



Porous Paving



06 Hard Landscape Material Palette

Indicative Street Furniture Palette

PLANTER







DRINKING FOUNTAIN



BINS



BOLLARDS



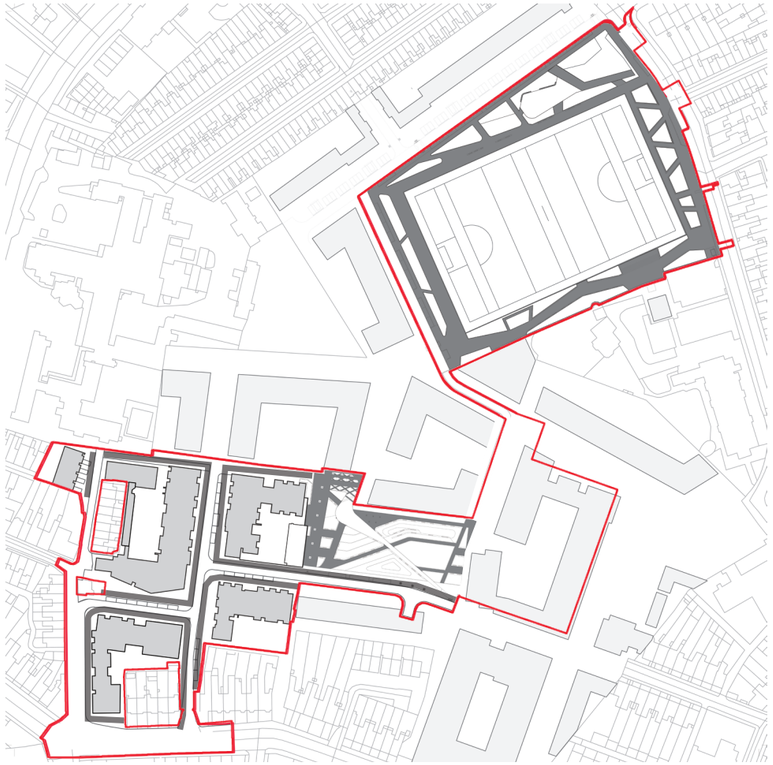






06 Hard Landscape Strategy - Indicative Hard Landscape Materials

GRANITE AGGREGATE PAVING

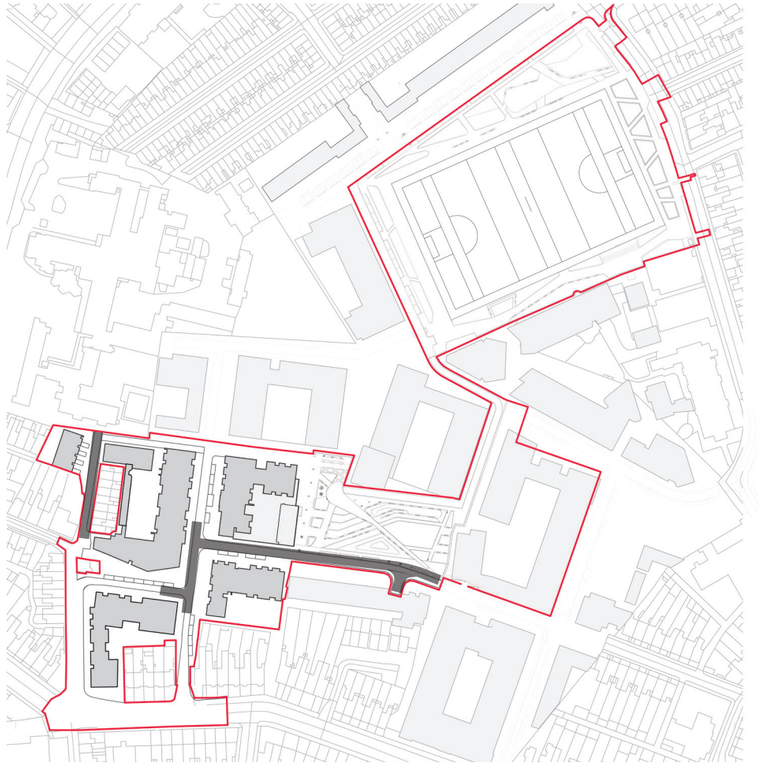


High quality granite paving is rigid laid across the streetscapes, parklands, and boulevards. A colour variation distinguishes the streetscapes from the public parkland. It is interwoven through play areas, flexible lawn spaces, and serves to link the surrounding neighbourhoods to public open space.





RAISED- / SHARED SURFACE



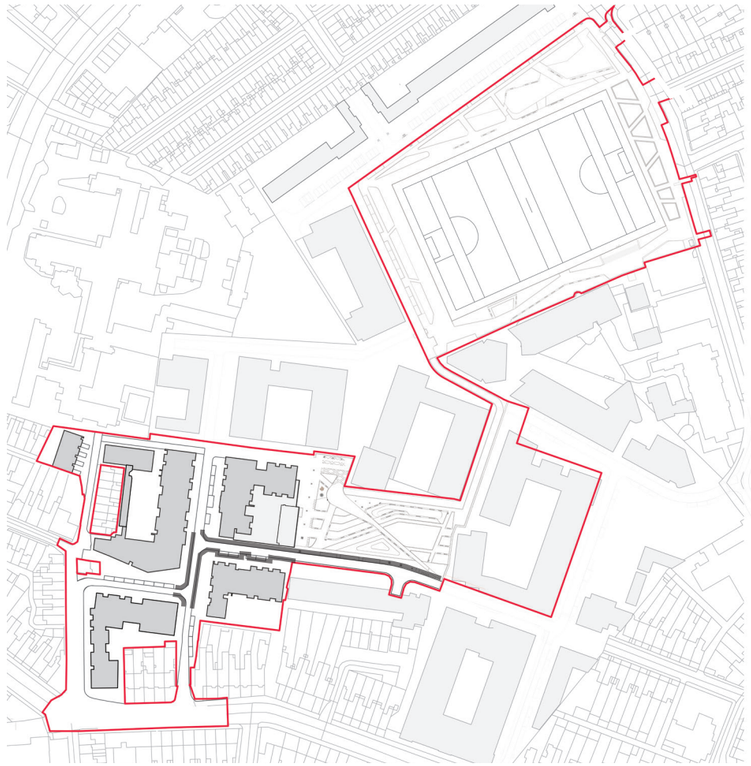
The raised- / shared surface will be finished in hot rolled asphalt with coated chippings (colour grey to light grey). The colour and texture change along the streetscape will assist in, subtly, defining and enhancing this linear space as a shared surface within the urban context.



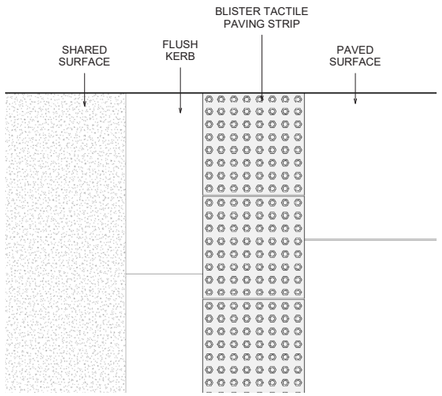


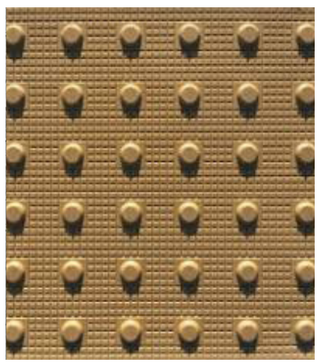
06 Hard Landscape Strategy - Indicative Hard Landscape Materials

EDGE SURFACE TREATMENT

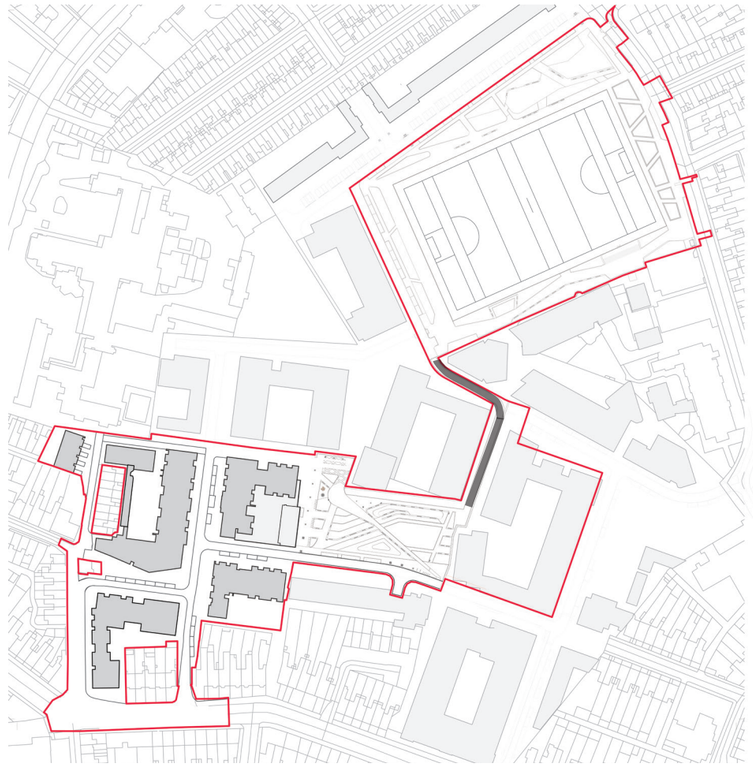


Edge treatment to raised shared surface will be contrasting in colour to the pavement and street materials in order to allow for easy way-finding for the visually impaired. Buff blister tactile paving to compliment tactile paving at crossing points will align the shared surface to distinguish priority from footpath to carriageway.





PERIPHERY & LINKAGE HARD SURFACING



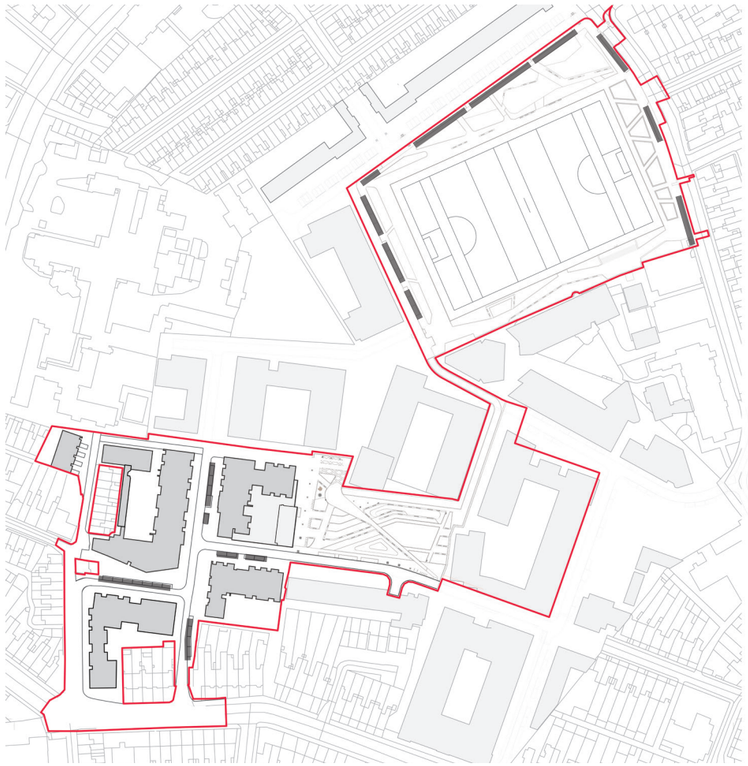
Gravel surfacing is proposed to be used at the interfaces with future phases and site linkages. This is to allow for flexibility within the design to interface with adjoining property lines.





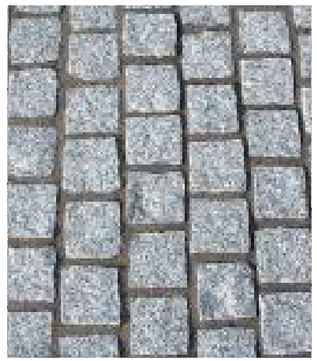
06 Hard Landscape Strategy - Indicative Hard Landscape Materials

ON STREET CAR PARKING

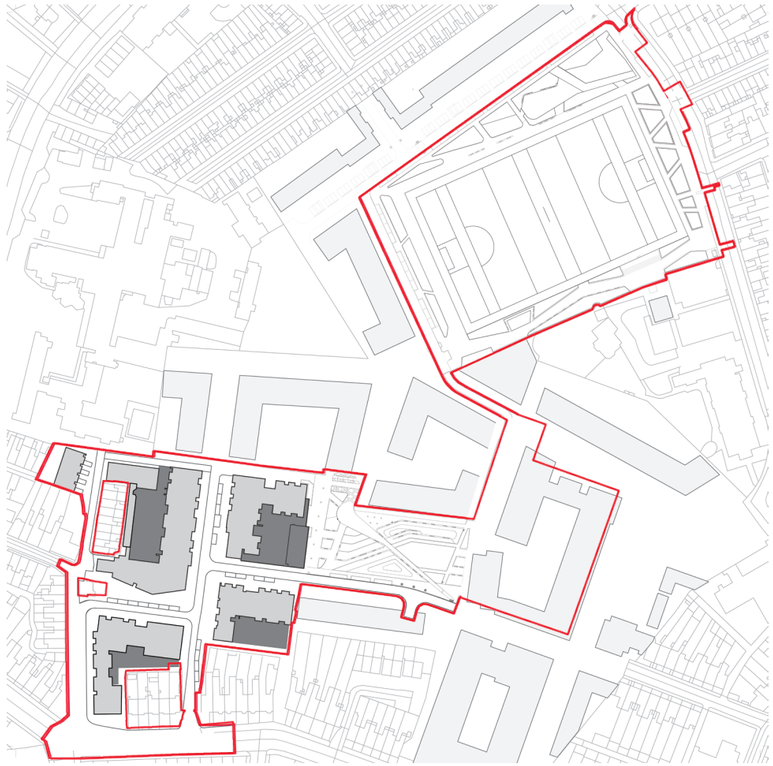


Materials for street car parking will be delineated in a contrasting concrete or natural stone paving unit 100mm x 100mm or 100mm x 200mm. Finishes will be bush hammered with slip resistance to meet local standards and compressive strength to handle service vehicle run over. Tones will vary with surrounding materials.



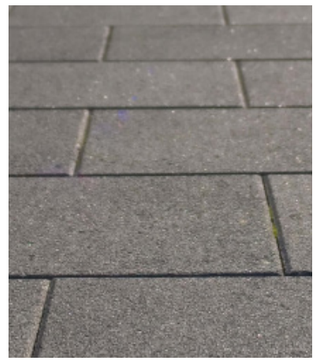


COURTYARD SURFACE MATERIALS



Paving proposals for courtyards will have a rustic feel to them using a combination of paving flags and smaller setts and cobbles.





06 Hard Landscape Strategy - Indicative Hard Landscape Materials

FEATURE PAVING



The feature paving links Players Park with a visual wayfinder. The high quality paving is a motif with the theme of weaving a thread across the various sites. The path widens to create an informal gathering space and weaves into the market square where it blends into the park paving.





06 Hard Landscape Strategy

Sustainable Drainage Systems (SuDS)

Sustainable Drainage Systems are a collection of water management practices that aim to align modern drainage systems with natural water processes. Integration of SuDS make urban drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration, mitigating the effect human development may have on the natural water cycle, particularly surface runoff and water pollution trends. In the context of this predominantly brownfield development area, the provision of the following sustainable drainage systems, along with the construction of separate foul and surface water networks, will result in a significant improvement on the public drainage system from current conditions and reduces flood risk.

Direct Infiltration To Ground
Ground level courtyards shall discharge surface water directly to ground. Hard landscaping zones within paved areas shall be drained to adjacent infiltration trenches within soft landscaped areas or SuDS Tree Pits, wherever practical to do so.



Roof Gardens



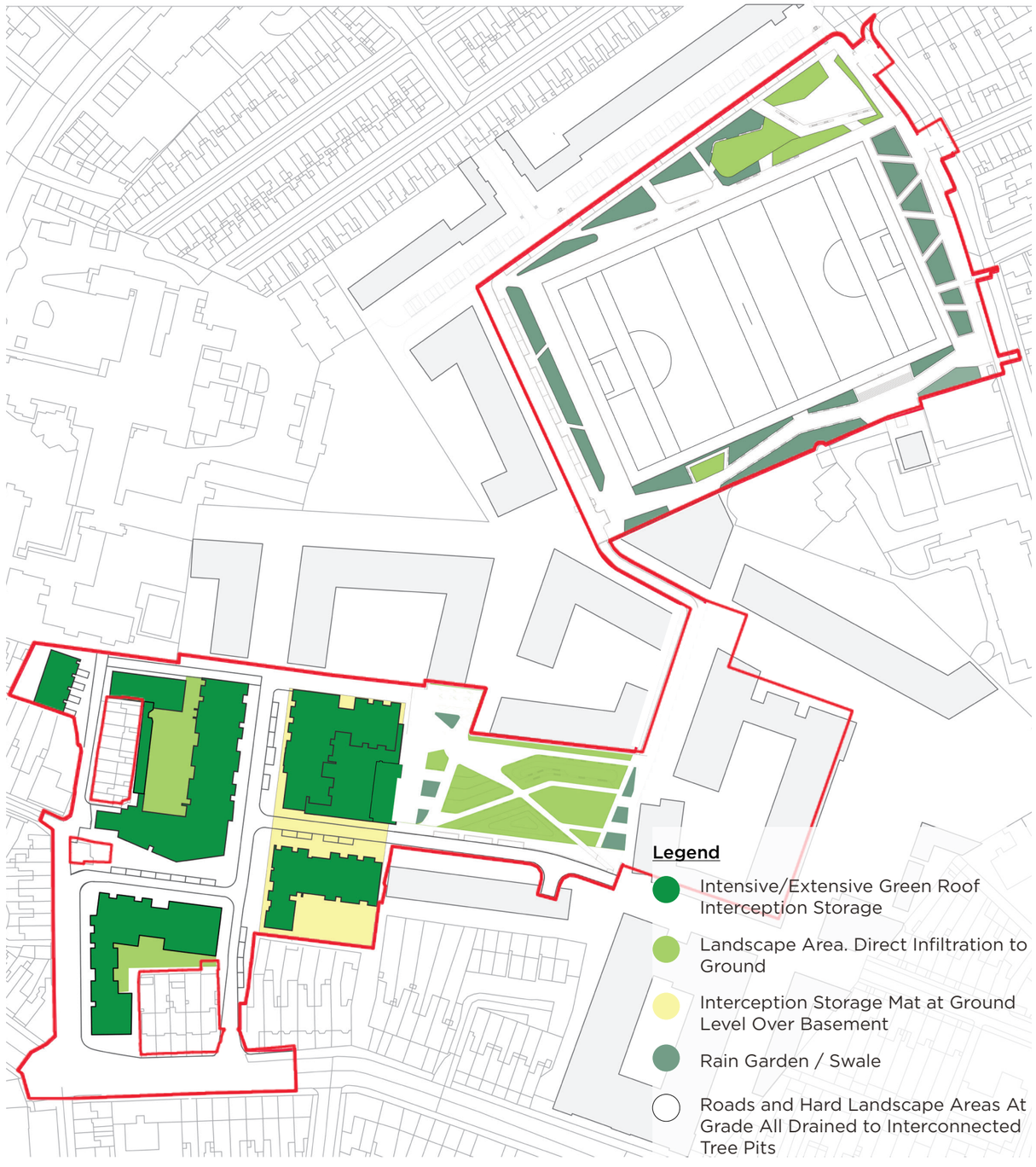
Permeable surface to tree pits



Example of Sustainable Drainage Systems (SuDS)



Images of SUDs planting (Sheffield Town Centre)

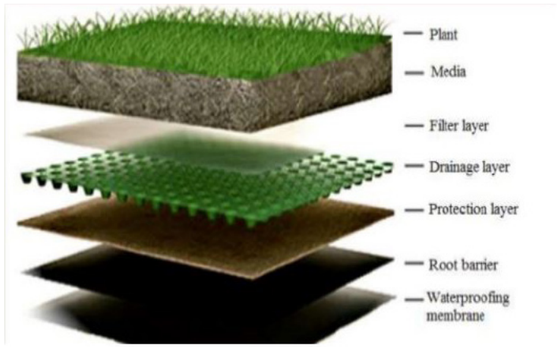


06 Hard Landscape Strategy

Green Roof Systems

Green Roofs:
Intensive – All roof terraces and podium terraces over basements shall be provided with a proprietary cellular drainage mat under the hard and soft landscaping to give a minimum interception storage volume of 10l/m2 as well as contributing to filtration and attenuation of surface water. Extensive – All roofs accessed only for maintenance and repair will be provided with a sedum blanket over a proprietary cellular drainage mat to give a minimum interception storage volume of 10l/m2, as well as contributing to filtration and attenuation of surface water.

Over 70% of the roofs of the Bailey Gibson development are green roofs.



Reference Image: Indicative Green Roof Build Up



Illustrative Roof Plan

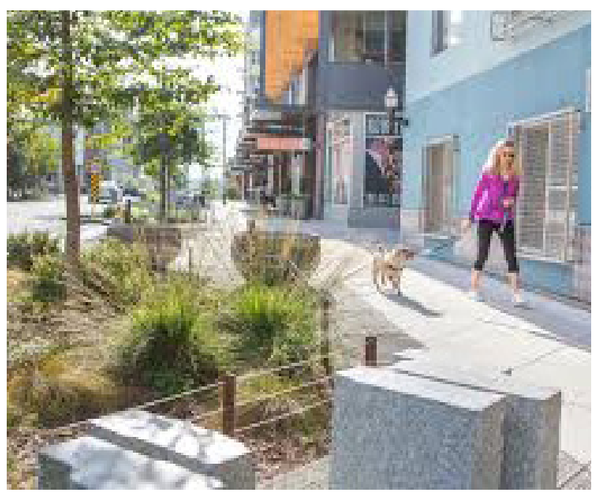
06 Hard Landscape Strategy

SUDS Tree Pits

Paved Areas:

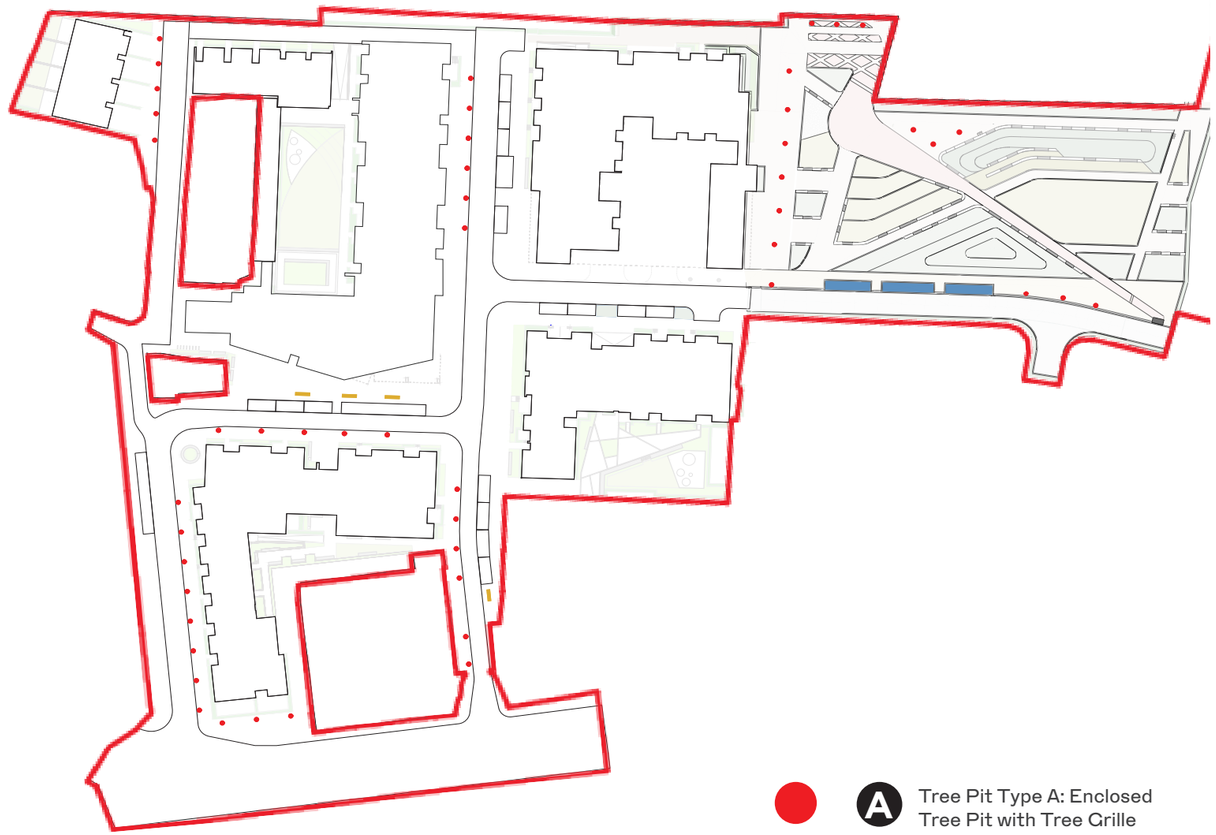
The road and paved surfaces will be finished in impermeable surfacing, either flexible bituminous pavement, rigid bound paving, impermeable concrete paver or stone pavers. Typically, all streets are provided with trees and soft landscaping zones, generally with car parking on at least one side wherever possible. The roads and footpaths will be drained by gullies that connect to tree pits which are interlinked with perforated distribution pipes to create infiltration trenches.

The perforated pipes will allow discharge directly to the ground through the surrounding gravel bed. Due to the limited permeability which can be achieved through the sub-surface boulder clays, these pipes will also be connected to the surface water network via silt trap manholes. Notwithstanding the poor sub soil permeability, the gravel bed beneath the tree pits and surrounding the perforated pipes will provide good interception storage, which will retain, filter and attenuate run-off.





Reference Images: SUDS Street Planting



Tree Pit Type Diagram

06 Hard Landscape Strategy

SUDS Tree Pits

Tree Pits

Typically, street and footpath surfaces shall be impermeable surfacing, with finishes of bitumen, stone pavers, concrete. To provide interception storage of surface water from these impermeable surfaces, they shall be drained to Bio-retention tree pits via a series of road gulleys and linear drains.



A

Type A:
Covered tree pit with connecting trench. – Typical Soil Volume = 6m3 excluding trench and 8.5m3 including trench – Drained Area typically 30-50m2 per individual tree pit



B

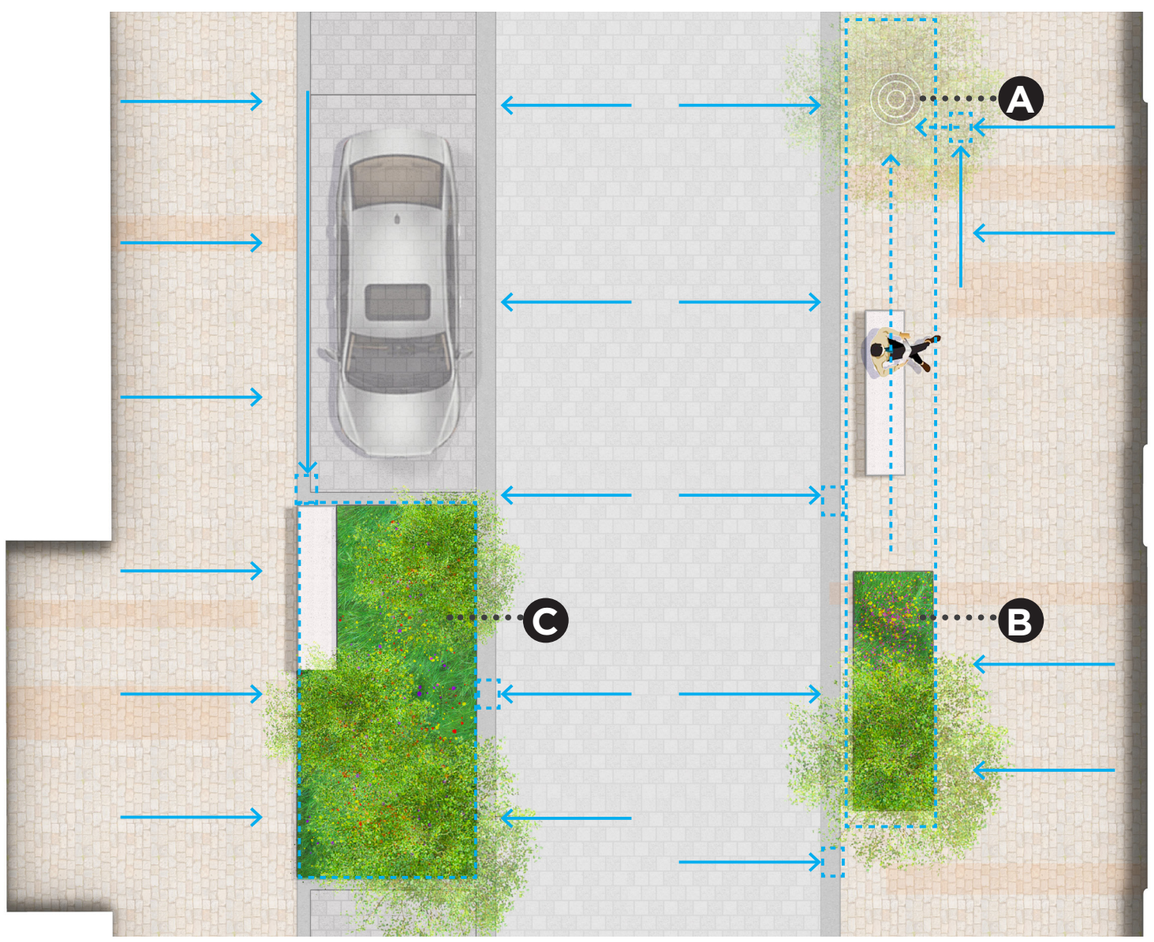
Type B:
Open tree pit with connecting trench. – Typical Soil Volume = 5.7m3 excluding trench and 7.5m3 including trench – Drained Area typically 30-50m2 per individual tree pit



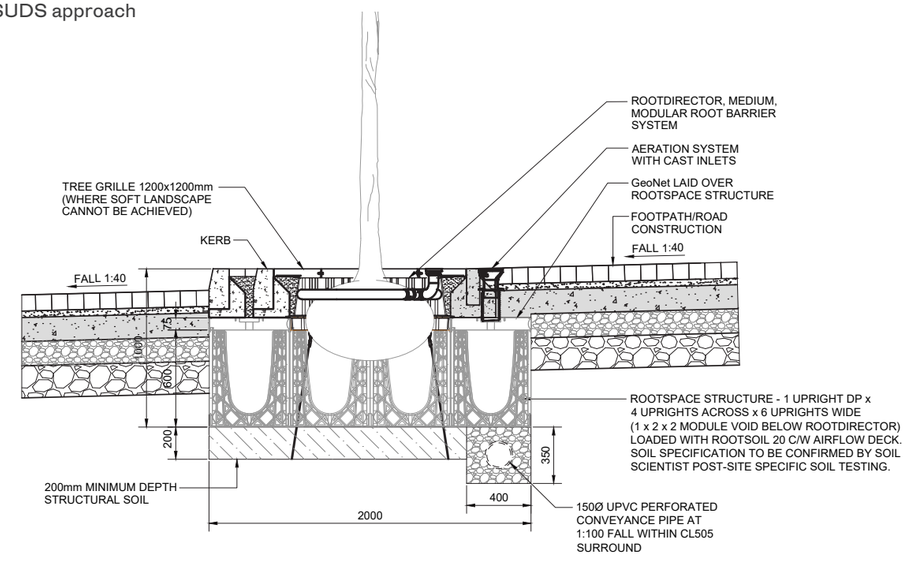
C

Type C:
Standalone open tree pit. – Typical Soil Volume = 15m3 – Drained Area typically 60-90m2

Tree Pit Types - Refer to Engineer's Details



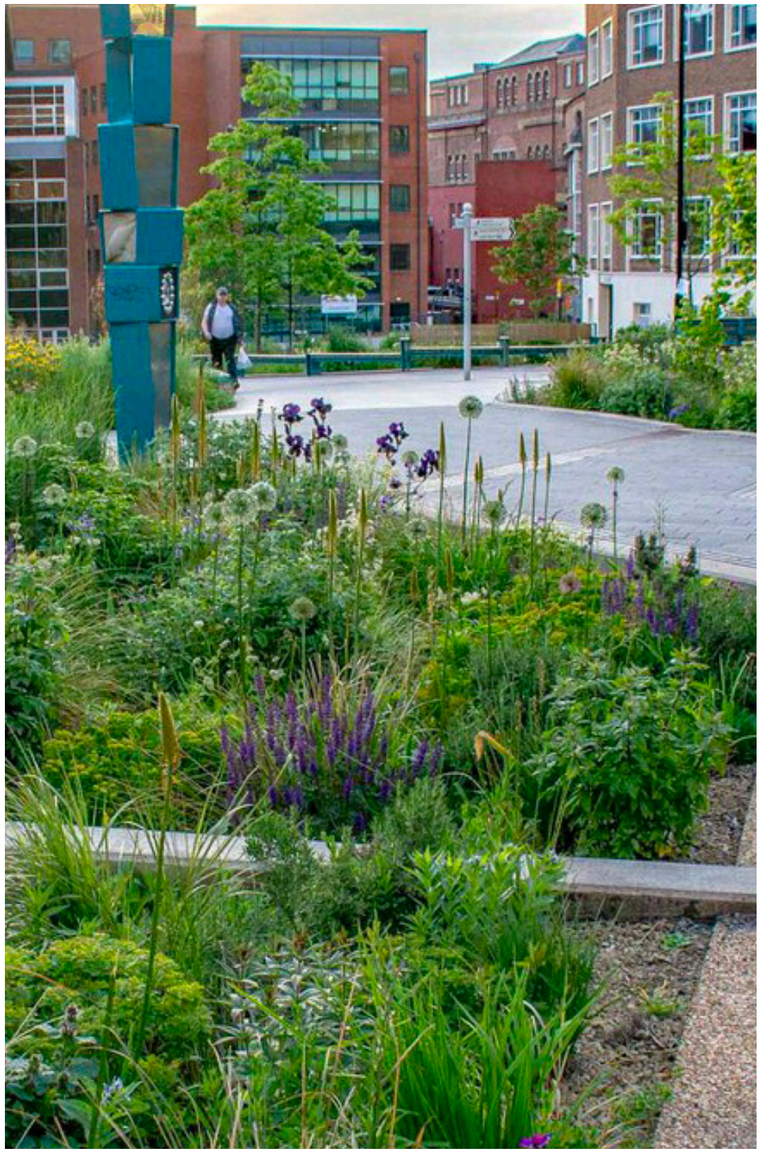
SUDS approach

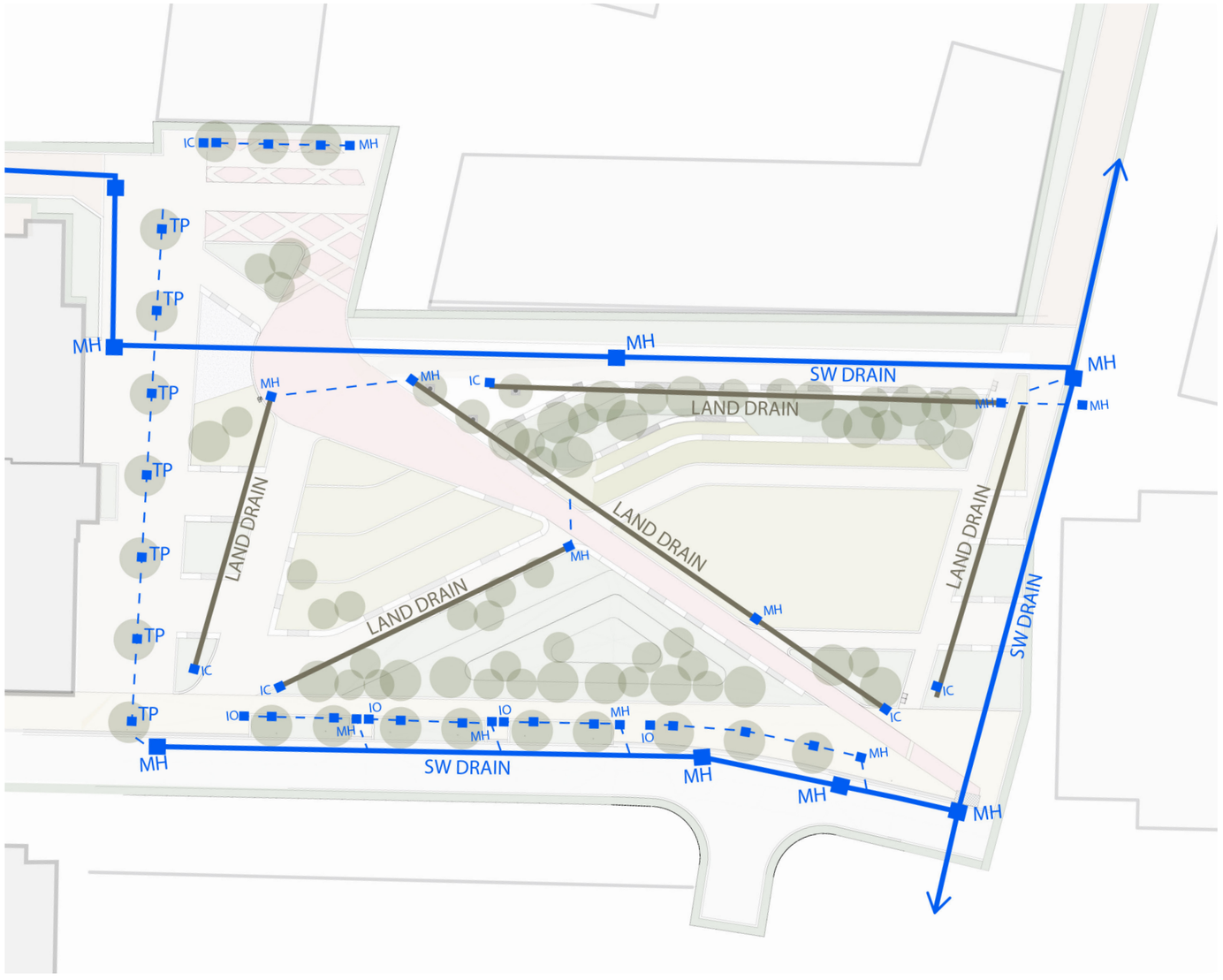


Typical Section through Pit A- Refer to Engineer's Details

05 Landscape Design - Hard Landscape Strategy (Players Park)

DRAINAGE STRATEGY

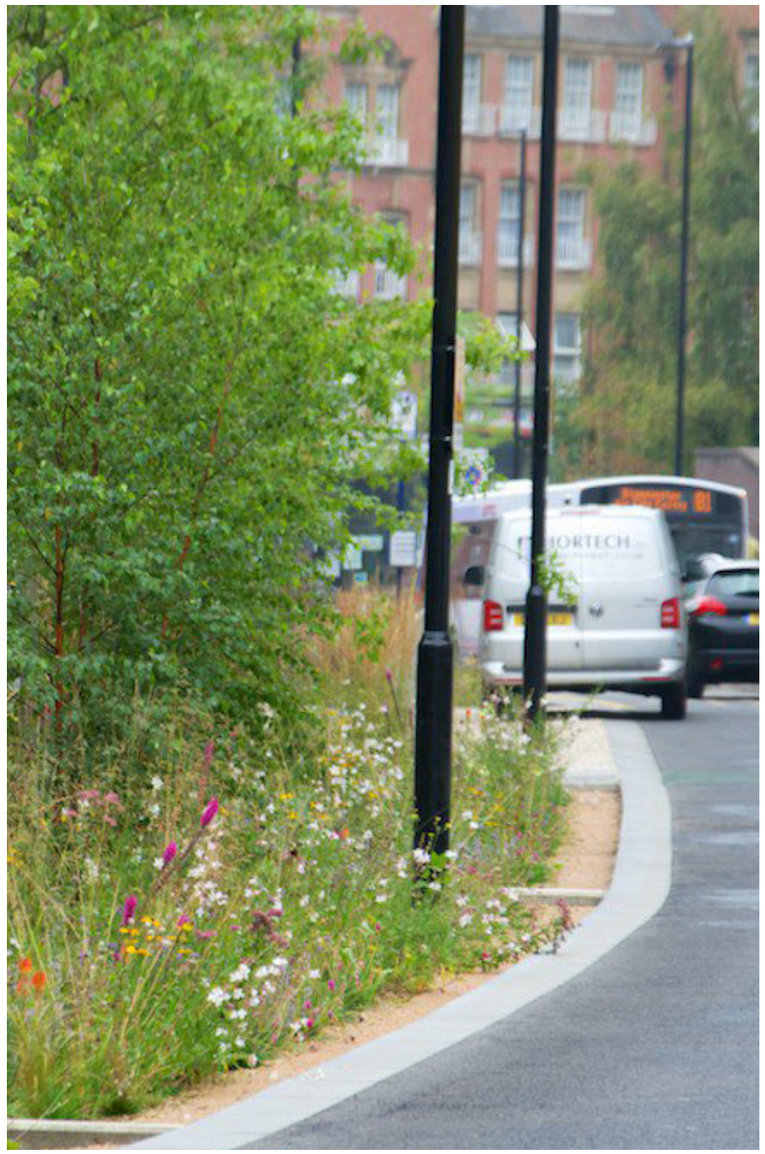


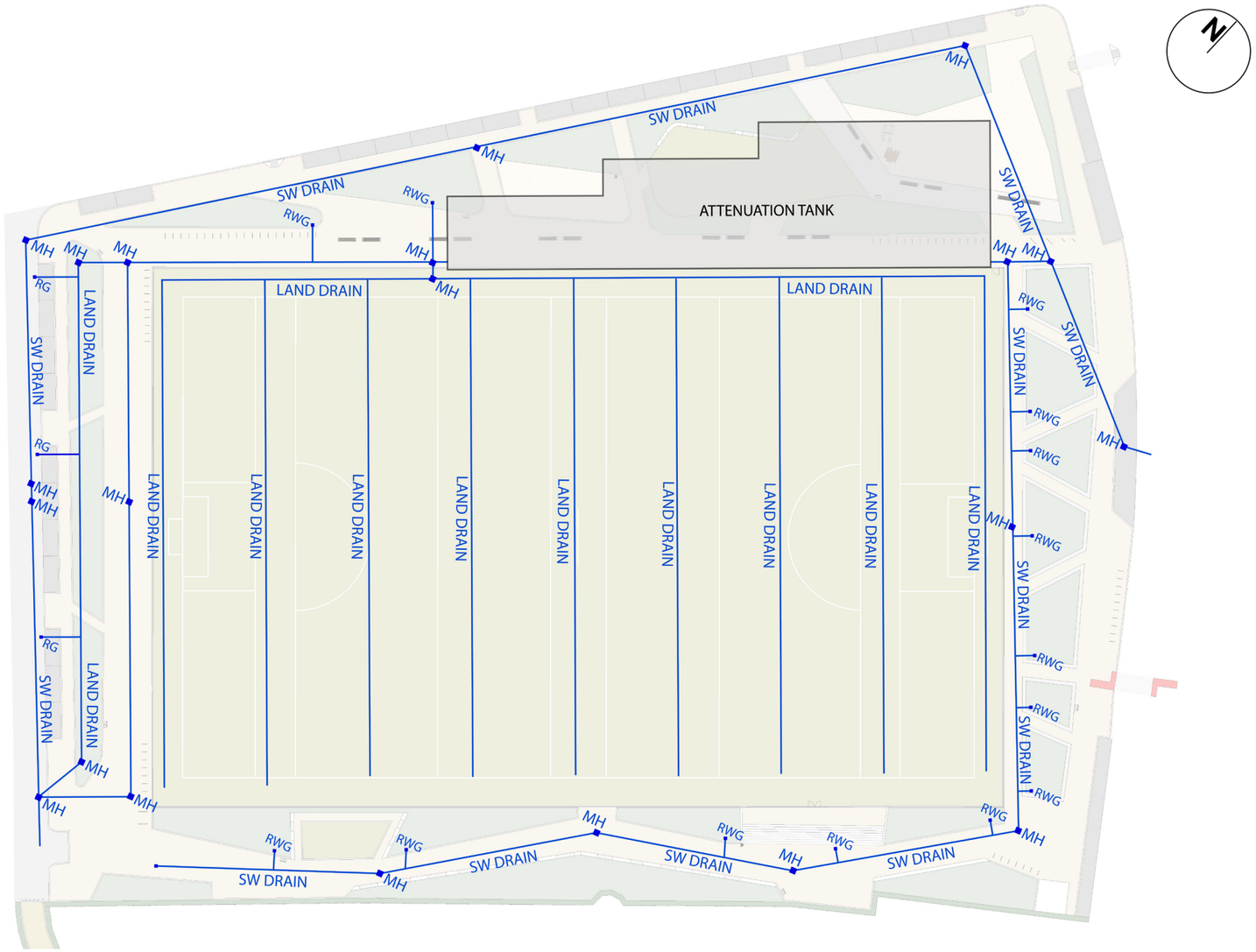


Refer to Engineer's Report for drainage strategy

05 Landscape Design - Hard Landscape Strategy (Multi-Sport Playing

DRAINAGE STRATEGY



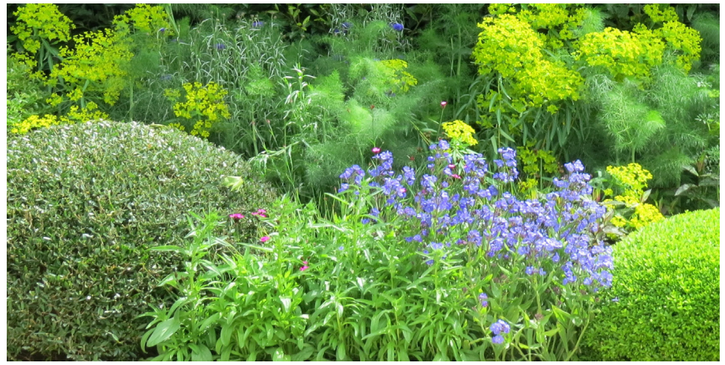


Refer to Engineer's Report for drainage strategy

07 Planting Palette & Approach

07 Planting Palette & Approach

Planting styles and types will vary depending on use. Within the semi-private courtyards the palette should be softer, colourful and generally more shade tolerant. Within the public realm, plants will be more robust, evergreen and require less maintenance. Street trees will be tried and tested urban species. Roof gardens will be low water usage and wind tolerant species.



Courtyard planting will be generally much softer in character



Planting within the streets and squares will be more robust and civic in character with the inclusion of interlinked tree pits as natural surface water retention measures





Roof gardens will have robust wind tolerant species



Betula Pendula



Acer Sp



Gingko Biloba



Ilex Crenata



Taxus Bacatta



Fagus Sylvatica

07 Planting Palette & Approach
Indicative Plant Schedule

Plant List	**Bailey Gibson Site Planting Schedule**						
Type	**Zone**	**Species Name**	**Common Name**	**Girth / Size (cm)**	**Stock**	**Mix %**	**Density (p/m2)**
	Street Trees						
		Pyrus chanticleer	**Pyrus**	**25-35**			
		Platanus x hispanica	**London Plane**	**25-35**			
		Liquidambar	**Liquidambar**	**25-35**			
		Alnus cordata	**Alder**	**25-35**			
		Acer rubrum	**Maple**	**25-35**			
		Gleditsia triacanthos	**Honey locust**	**25-35**			
		Tilia cordata 'Greenspire'	**Lime**	**25-35**			
	Courtyard Trees	**Crataegus monogyna**	**Hawthorn**	**2m tall**			
		Acer campestre	**Field maple**	**2m tall**			
		Betula Utilis Multistem	**Multistem Birch**	**4m height**			
		Pinus sylvestris	**Scots Pine**	**25-35**			
		Magnolia grandiflora	**Southern Magnolia**	**25-35**			
		Sorbis aucuparia	**Rowan**	**20-25**			
		Malus hupehensis	**flowering crab**	**20-25**			
		Arbutus unedo	**strawberry tree**	**50l pot**			
		Prunus serrula Multi-stem	**Paperbark Cherry**	**4-6m height**			
	Parkland & Boulevard Trees	**Fagus sylvatica**	**Beech**	**25-30**			
		Tilia cordata	**Small Leaved Lime**	**25-30**			
		Quercus robur	**Common Oak**	**25-30**			
		Pyrus callerayana	**Pear**	**25-30**			
		Prunus serrula	**Paperbark Cherry**	**4m height**			
Type	**Zone**	**Species Name**	**Common Name**	**Girth / Size (cm)**	**Stock**	**Mix %**	**Density (p/m2)**
	Street Planting	**Stipa tenuissima**	Green		**2L**	**10**	**12**
		Miscanthus "Silver Feather"	Green		**3L**	**3**	**9**
		Heuchera Autumn Bride	Green		**3L**	**3**	**9**
		Verbena bonariensis	Purple		**2L**	**8**	**12**
		Pennisetum sp.	Light Green		**3L**	**2**	**9**
		Salvia sylvestris	Purple-Silver		**3L**	**2**	**9**
	Courtyard Planting	**Crambe cordifolia**	White-Silver		**2L**	**1**	**12**
		Ajuga reptans 'Burgundy Glow'	Purple-Silver		**2L**	**1**	**9**
		Lobelia × speciosa 'Hadspen Purple'	Purple		**2L**	**1**	**9**
		Echinops Ritro	Blue-Purple		**3L**	**5**	**9**
		Echium canarienses	Purple-Silver		**3L**	**2**	**5**
		Echinacea purpurea	Purple		**2L**	**1**	**10**
		Lavandula angustifolia	Purple		**3L**	**4**	**9**
		Stachys byzantina	Purple-Silver		**2L**	**2**	**8**
		Philadelphus sp.	White		**2L**	**1**	**13**
		Myosotis sylvatica	Blue		**2L**	**1**	**12**
		Phlox 'Blue Paradise'	Blue-Purple		**3L**	**2**	**6**
		Phlomis species	Blue-Purple		**2L**	**1**	**12**
		Festuca glauca	Silver-Blue		**3L**	**2**	**9**
		Helleborus x hybridus Harvington Lime	Green		**3L**	**1**	**8**
		Artemisia 'Powis Castle'	Light Green		**2L**	**1**	**10**
		Digitalis grandifolia	Yellow		**3L**	**2**	**10**
		Euphorbia palustris Waenburgs Glorie	Green		**3L**	**1**	**6**
		Euphorbia polychroma	Green		**3L**	**1**	**8**
		Foeniculum vulgare	Green		**3L**	**1**	**6**
	Climbers & Groundcover	**Hedera helix**	/		**2l**	**8**	**0.25**
		Pachysandra terminalis	/		**2l**	**8**	**0.25**
		Vinca minor	/		**2l**	**8**	**0.25**
		Clematis heracleifolia	/		**2l**	**8**	**0.25**
		Hyacinthoides	/		**2l**	**8**	**0.25**
		Helleborus sp.	/		**2l**	**8**	**0.25**
		Lonicera periclymenum	/		**2l**	**8**	**0.25**
	Bulbs	**Allium sphaerocephalon**	/		**2L Cg min 8 bulbs**	**5**	**4**
		Allium 'Everest'	/		**2L Cg min 8 bulbs**	**6**	**3**
		Allium Globemaster	/		**2L Cg min 8 bulbs**	**5**	**3**
		Allium Purple Sensation	/		**2L Cg min 8 bulbs**	**5**	**3**
		Crocus sp.	/		**2L Cg**	**4**	**7**
		Crocus tommasinianus Whitewell Purple	/		**2L Cg**	**4**	**7**
		Narcissus Petrel	/		**Bulb**	**3**	**7**
		Erythronium Pagoda	/		**Bulb**	**3**	**6**
		Gaultonia canadensis	/		**Bulb**	**3**	**6**
		Camssia leichtinii	/		**Bulb**	**3**	**3**
		Tulipa Spring Green	/		**Bulb**	**5**	**7**
		Tulipa sylvestris	/		**Bulb**	**5**	**7**
		Tulipa praestans	/		**Bulb**	**5**	**7**
		Tulipa turkistanica	/		**Bulb**	**5**	**6**
		Eremurus stenophyllus	/		**Bulb**	**3**	**4**
		Galtonia candicans	/		**Bulb**	**3**	**3**
		Camassia cuisickii	/		**Bulb**	**3**	**4**
	Parkland & Boulevard	**Dryopteris wallichiana**	/		**3L**	**12**	**11**
		Eremurus himalaicus	/		**3L**	**6**	**11**
		Euphorbia amygdaloides var. robbiae	/		**3L**	**5**	**6**
		Euphorbia griffithii 'Dixter'	/		**3L**	**10**	**6**
		Hedera helix	/		**3L**	**12**	**10**
		Helleborus x ericsmithii	/		**3L**	**4**	**5**
		Heuchera 'Autumn Bride'	/		**3L**	**11**	**7**
		Hosta spp.	/		**3L**	**15**	**5**
		Hyacinthoides spp.	/		**3L**	**5**	**10**
		Pachysandra terminalis	/		**3L**	**20**	**11**
Type	**Zone**	**Species Name**	**Common Name**	**Girth / Size (cm)**	**Stock**	**Mix %**	**Density (p/m2)**
Screening Hedging to Boundary							
		Fagus Sylvatica	**Beech hedging**		**Planted mixed at 1.8m tall 5 plants per square metre or enough to create a fully dense hedge**	**185**	**5**
Evergreen Hedging							
		Buxus sempervirens	**Box Hedge**		**Clipped Ilex Hedge 600mm high, 6 per square metre**	**485**	**6**

07 Planting Palette & Approach
Trees & Hedging


Betula utilis multi-stem


Pyrus chanticleer


Acer campeastre


Carpinus betulus


Prunus avium

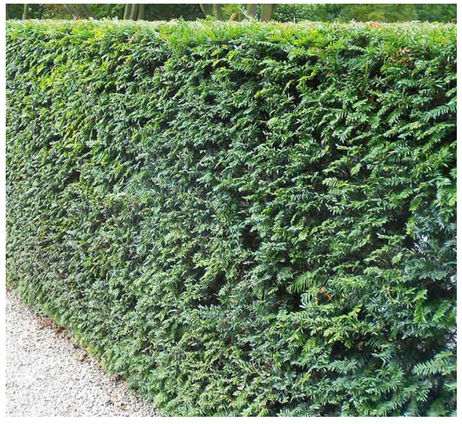

Quercus robur

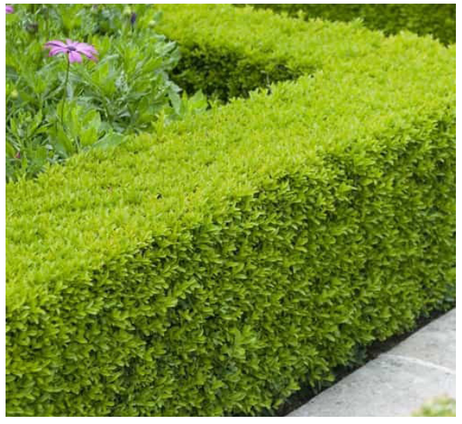

Sorbus aucuparia


Pinus sylvestris


Malus hupehensis


Malus sylvestris


Taxus baccata


Buxus sempervirens

Street Trees

Pyrus chanticleer

Platanus x hispanica

Liquidambar

Alnus cordata

Acer rubrum

Pinus sylvestris

Gleditsia triacanthos

Tilia cordata ‘Greenspire’

Courtyard Trees

Crataegus monogyna

Acer campestre

Betula Utilis Multistem

Pinus sylvestris

Magnolia grandiflora

Sorbis aucuparia

Malus hupehensis

Parkland & Boulevard Trees

Fagus sylvatica

Tilia cordata

Quercus robur

Prunus Serrula Multistem

Pyrus calleryana

Prunus serrula

07 Planting Palette & Approach
Courtyards



Ilex crenata



Sedum spectabile ‘Stardust’



Eremurus Himalaicus



Rosa rambling rector



Gladiolus murielae



Crambe cordifolia



Salix Nancy Saunders



Amelanchier sp.



Trachelospermum jasminoides



Pachysandra terminalis



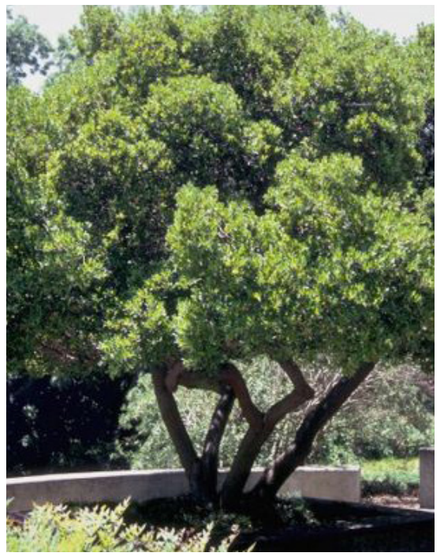
Sedum spectabile ‘Stardust’



Agapanthus snow pixie

07 Planting Palette & Approach
Courtyards


Acer palmatum ‘Dissectum Atropurpureum’


Arbutus unedo


Magnolia kobus


Cornus florida ‘Cherokee Princess


Euphobia


Asplenium scolopendrium


Verbena bonariensis


Hydrangea peteolaris

07 Planting Palette & Approach
Pollinator Plan 2020 Planting

The pollinator plan 2020 has richly informed the planting palette and soft landscape approach. This in conjunction with a selection of native plant species will characterize the landscape design. Planting will inform and define public routes to differentiate from communal or private space.

Perennial Flowers For Pollinators

Incorporate pollinator friendly perennial plants into the local community to provide food for pollinators from spring through to autumn.

Pollinator friendly perennial plants are excellent sources of pollen and nectar. They are much more attractive to bees when planted in blocks rather than as single plants. Having a pollinator friendly perennial bed is an excellent way to provide food for pollinators across their lifecycle.



Wildflower Meadow

Meadows managed in the following way will allow wildflowers to bloom throughout the pollinator season. A further benefit is that bumblebees are provided with an undisturbed area for nesting. Over a number of years, the area will become more and more flower-rich with local species that are adapted to the site's conditions – all without spending money on wild flower seed.



Annual Flowers For Pollinators

Work with local authorities to ensure a component of annual planting in parks is with pollinator friendly annual plants - single rather than double flowered varieties.

You should always try to select scented, single-flowered varieties. The block planting of these can be an excellent source of food for pollinators.



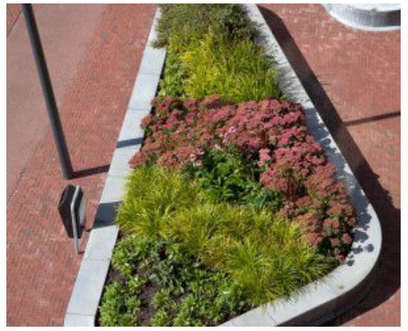
Short Flowering '6-Week Meadow'

Identify areas of grass that could be cut on a 6-weekly rotation to allow Clovers and Bird's-foot-trefoil to flower. This will provide food for pollinators where shortly mown grass does not. Such areas could be beside areas of shortly mown grass, a path or a meadow



Pollinator Friendly Urban Planters

Identify some urban planters or hanging baskets where the standard annual bedding mix could be replaced by perennial pollinator friendly plants.



Flowering Trees And Shrubs

Incorporate a mix of pollinator friendly trees and shrubs into the local community that will flower throughout the season. An orchard can be a wonderful addition for pollinators and the community.

It is important to prioritize increasing native plants (trees, shrubs, windflowers) across the landscape to provide food for pollinators.



Native Wild flower Meadows

Identify areas where it may be possible to create a native wild flower meadow using commercially purchased seed. This would be more flower-rich than the meadow but it is also more costly and requires careful planning and management. If you do have a suitable site, it is very important to buy a pollinator friendly seed mix that has been grown in Ireland from native windflowers and is suitable for your soil type.



07 Planting Palette & Approach
Pollinator Plan 2020 Planting

Hedgerows For Pollinators

Flowering hedgerows that contain Hazel, Willow, Blackthorn and Hawthorn provide food in spring when wild bees come out of hibernation. Bramble is a good source of food in summer, and Ivy in the autumn. Bumblebees often nest in long grass at the base of hedgerows.



Clover Lawns

Identify small areas where grass could be entirely replaced with a permanent clover mix. Red and white clovers will provide colour, and are a very important food source for bees.



Eliminate The Use Of Pesticides

Identify some areas where the use of pesticides could be eliminated. This could be streets/areas where your group is willing to take responsibility for manual weed control. Most herbicide use is along edging or tree bases that mowers can't access. Identify areas of south facing edging that could not be sprayed to provide solitary bee nesting habitat.



Awareness

Promote the All-Ireland Pollinator Plan to local businesses and encourage them to make their outdoor spaces pollinator friendly or to sponsor local pollinator friendly actions



Pesticides Avoided

Identify areas that could be spot treated rather than with the use of blanket sprays. Spray in dry conditions with low wind speed to prevent drifting. Spray after sunset to avoid direct contact of pollinators with chemicals.



Signage

Put up signage explaining the importance of pollinators and what is being done locally to support the All-Ireland Pollinator Plan. Templates that can be used to create signage can be downloaded from the website.



Bee Hotels For Pollinators

Incorporate small numbers of solitary bee nest boxes into the local community for cavity nesting solitary bees. Bee hotels can be useful and are a good awareness raising tool, but actions 13 and 14 are preferable ways to create nest sites. A number of small hotels is better than one large one in terms of minimizing the risks of disease and predators killing the bees.

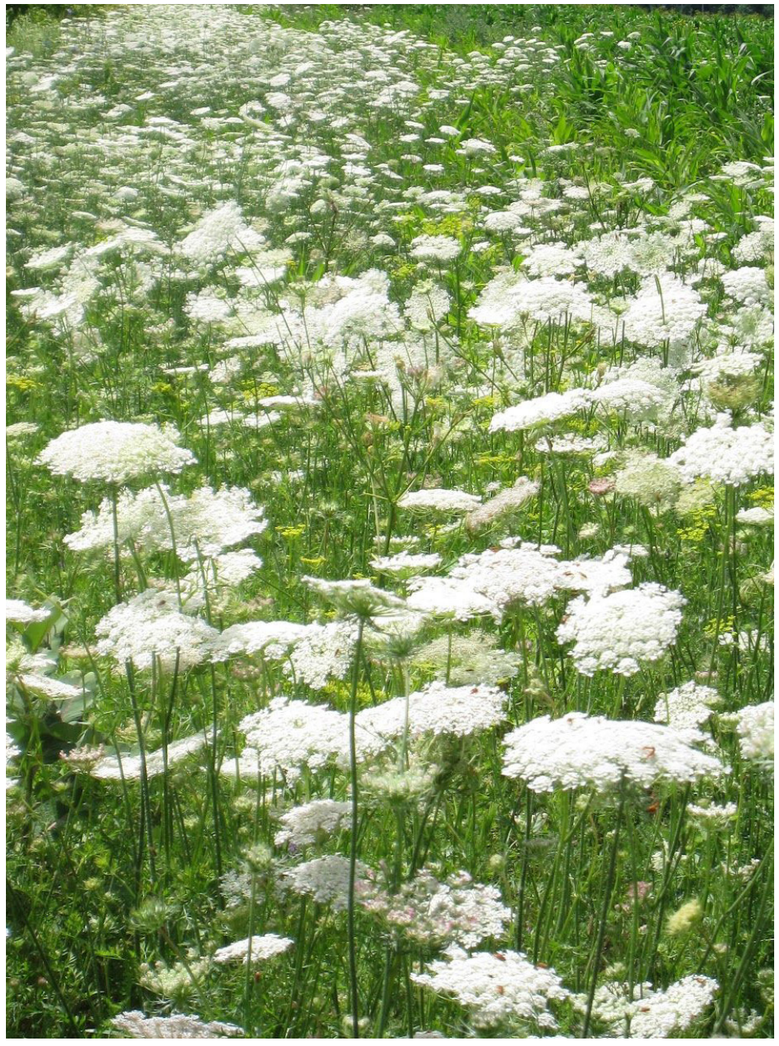


Training

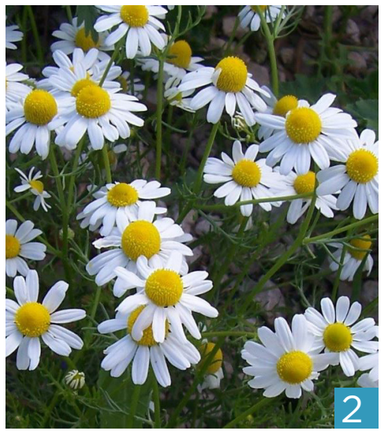
Facilitate or deliver training programmes locally on pollinators and how to take action to protect them. Resources will be available to allow interested parties to deliver training on: creating nest sites for wild pollinators; identification of common pollinator species; how to participate in the All Ireland Bumblebee Monitoring Scheme; collection, storage and use of local wild flower seed to improve areas that are being managed as small grassy meadows in parks, schools, along green-ways etc.



07 Planting Palette & Approach
Pollinator Plan 2020 Planting















Ireland Pollinator Plan Windflowers

1. Silene dioica Red Campion
2. Scented Mayweed
3. Black Meddick
4. Meadow Buttercup
5. Corn Poppy
6. Lotus Corniculatus

07 Planting Palette & Approach
Pollinator Plan 2020 Planting



Wildflower meadow



Creating seasonal interest

NATIVE PLANTING TO ENHANCE BIODIVERSITY



Wild Crab Apple



Hawthorn



Elder



Hazel



Holly



Blackthorn

08 Appendix

Appendix 1 - Soft Landscape Outline Specification

1. Specifications for supply.

1.0 Schedule of supply:

The nursery stock material will be delivered following consultation between the Landscape Architect, landscape contractor and the selected nursery, and the Engineer. Delivery will be at all times by means of covered vehicles, and all plant material will be clearly labeled. The source of origin must be from the selected nursery as no other additional stock from other nurseries will be permitted without prior inspection and approval.

1.1 Programme of Works

The planting works shall be executed at the earliest opportunity.

1.2 Nursery stock:

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, aphids, red spider or other insect pests and any physical damage. It shall comply with the requirements of B.S. 3936: Parts 1-10: 1965 Specification for Nursery Stock, where applicable.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species. Country of origin must be shown in all cases for species grown from seed.

Unless otherwise stated, the plant materials shall be supplied in accordance with the following codes where stated:

1+0 1 Year old seedling
1+1 1 Year old seedling lined out for 1 year
1+2 1 Year old seedling lined out for 2 years
1+1+1 1 Year old seedling lined out for 1 year, lifted and lined out for one further year
1u1 1 Year old seedling undercut then 1 more year in seedbed.
1u2 1 Year old seedling undercut then 2 more years in seedbed.
0/1 1 Year old Hardwood cutting
0/2 2 Year old Hardwood cutting
2X Twice transplanted tree
3X Three times transplanted tree
4X Four times transplanted tree
P9 Containerised plant in 9cm pot

1.3 Species:
All plants supplied shall be exactly true to name as shown in the plant schedules. Unless stipulated, varieties with variegated and/or coloured leaves will not be accepted, and any plant found to be of this type upon leafing out shall be replaced by the contractor at his/her own expense.
Bundles of plants shall be marked in conformity with B.S. 3936: Part 1: 1965 and B.S. 3936: part 4: 1966. The nursery supplier shall replace any plants which, on leafing out, are found not to conform to the labels. Definitions of all terms used are in accordance with the following British Standards: -

B.S. No. 3936: Part 1: 1965 entitled “Nursery Stock- Trees and Shrubs”

B.S. No. 3936: Part 4: 1966 entitled “ Nursery Stock- Forest Trees”

B.S. No. 3936: 1967 entitled “Specification for Nursery Stock”

2.0 Tree specifications:

Trees shall have a sturdy, reasonably straight stem, and a well-defined straight and upright central leader, with branches growing out of the stem with reasonable symmetry. The crown and root systems shall be well formed. Roots shall be in reasonable balance with the crown and shall be conductive to successful transplantation.

2.1 Standard trees shall have a clear stem 1.70m in height from ground level to the lowest branch, a minimum girth of 8cm measured at 1.00m above ground level and a total height of 2.75-3.00 m.

2.2 Light Standard trees have a clear stem 1.30m in height from ground level to the lowest branch, a minimum girth of 6cm measured at 1.00m above ground level and a total height of 1.80-2.40m.

2.3 Select standard trees shall have a clear stem 1.70 m in height from ground level to the lowest branch, a minimum girth of 10 cm. Measured at 1.00.m. above ground level and a total height of 3.0 to 3.5 metres.

2.4 Heavy standard trees shall have a clear stem 1.80-1.90m in height from ground level to the lowest branch, a minimum girth of 14 cm. measured at 1.00.m. above ground level and a total height of 4.0 to 4.5 metres. All trees shall have been undercut a minimum of three times.

2.5 Extra Heavy standard trees shall have a clear stem 2.0m in height from ground level to the lowest branch, a minimum girth of 16 cm. measured at 1.00.m. above ground level and a total height of 4.5 to 5 metres. All trees shall have been undercut a minimum of three times.

2.6 Semi-mature trees shall have a clear stem 2.0m in height from ground level to the lowest branch, a minimum girth, as specified in the Bill of Quantities, measured at 1.00.m. above ground level and a total height of min. 5 metres. All trees shall have been undercut a minimum of three times.

All standards shall be clearly labeled.

2.7 Feathered Trees 180-240cm
Feathered trees shall be not less than four years old, and shall have been transplanted at least three times. Trees of species not listed in BS 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules.
Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labelled from the time of lifting until planting to conserve moisture.

2.8 Feathered Transplants 120-150cm
Transplants shall be not less than two years old, and shall have been transplanted at least once. Trees of species not listed in B.S. 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules.
Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labelled from the time of lifting until planting to conserve moisture.

2.9 Feathered Transplants 90-120 cms, 60-90 cm, 40-60 cm, 30-40 cm
Transplants shall be not less than one year old. Trees of species not listed in B.S. 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules. Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labelled from the time of lifting until planting to conserve moisture.

2.10 Shrubs

(1) Containerised Shrubs shall be of the size specified in the schedules, with several stems originating from or near ground level and of reasonable bushiness, healthy, vigorous and with a sound root system. Pots or containers shall be appropriate to the size of shrub supplied and clearly labelled. Shrubs shall not be pot bound or with girdled or restricted roots.

(2) Bare Root Shrubs shall be of size specified in the schedules, with several stems originating from or near ground level, with reasonable bushiness, healthy, and vigorous. They shall be well furnished with fibrous roots and shall be lifted without severance of major roots. All bare root shrubs shall be wrapped in polythene in bundles of 50 no. and clearly labelled from the time of lifting until planting to conserve moisture.

2.11 Container Grown Conifers:
Conifers shall be of the size specified in the schedules, with one main stem originating from or near ground level and of reasonable bushiness and health, with a well-grown, root system. Pots or containers, where required, shall be appropriate to the size of plant supplied and clearly labelled. Plants shall not be pot bound, or with deformed or restricted roots.

2.12 Protection:
The interval between the lifting of stock at the nursery and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting transport shall be protected from the wind and frost and from drying out.
Protection shall include for the supply of stock to site to a suitable heeling-in/ storage area prior to planting. The landscape contractor shall allow for liaison with the site engineer to arrange the heeling-in area/ storage. The contractor shall continue to be entirely responsible for the maintenance of this stock to ensure that at the time of planting the stock complies with the requirements for the supply of nursery stock as per clause 1.0 thereof. No responsibility for the maintenance of the stock will attach to the site engineer whilst the stock is protected on site. No time limit shall attach to the period of protection.

In the event of the Landscape Architect being dissatisfied with the care and attention given to the stocks, following heeling-in, he shall notify the Landscape Contractor who shall take steps to ensure careful heeling-in procedures.

The preparation of the heeling-in area and its subsequent maintenance is the sole responsibility of the Landscape Contractor.

2.13 Damage
On completion of lifting of plants in the nursery, any broken shoots or severed roots shall be pruned, areas of damaged bark neatly pared back to sound tissue.

2.14 Inspections
The Landscape Architect will inspect the hardy nursery stock on the selected nursery during the execution of the works. Only plants selected and approved in the landscape contractors selected nursery will be accepted on the site.

2.15 Delivery and heeling in
All plants will be delivered on a phased basis as called up in advance in agreement with the Engineer, Landscape Architect and the appointed Landscape Contractor. In the event of the Landscape Architect being dissatisfied with the care and attention given to the stocks, following heeling-in, he shall notify the Landscape Contractor who shall take steps to ensure careful heeling-in procedures.

The preparation of the heeling-in area and its subsequent maintenance is the sole responsibility of the Landscape Contractor.

3.0 Specifications for site operations:

3.1 Setting out:
Setting out shall be in accordance with site meetings with the Landscape Architect, and the drawings listed in the preliminaries. No planting works shall take place when the soil /fill is in a waterlogged condition.

3.2 Finished grading:
All planting pits and topsoil areas disturbed by the landscape contractor shall be left in an even state, with all soil clumps broken up and stones of greater than 50mm diameter shall be removed.

Appendix 1 - Soft Landscape Outline Specification

4.0 Specifications for Planting and Plant Materials

4.1.1 Stakes:
Round stakes shall be of peeled larch, pine or Douglas fir, preserved with a water-borne copper chrome arsenic composition in accordance with I.S. 131.For standard and select standards stakes shall be 1.8m long, 75mm in diameter. Stake all whips and transplants greater than 120cm in height. For all transplants exceeding 120cm height stakes shall be 1.2m long, 37mm x 37mm square. Stakes shall be pointed at the butt end. Set stakes vertically in the pit, to the western side of the tree station, and drive before planting. Drive stake with a wooden maul or cast-iron headed drive. Stakes shall be driven into the excavated planting pit to a depth of:

800mm for Standards/Light Standards/Feathered Trees
1000mm for Heavy Standards
500mm for Whips/Transplants

4.1.2 Canes:
Bamboo canes or similar approved shall be used to provide spot spraying location markers for small plants including Pinus, species. The canes are not to be attached to the plants.

4.2 Tree ties:
For standard and select standards, tree ties shall be of rubber, PVC or proprietary fabric laminate composition and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be min. 25mm wide for 120cms height trees and min. 38mm for larger sizes. They shall be fitted with a simple collar spacer to prevent chafing. Two ties per tree shall be applied to standards; for staked transplants, one tie per tree is required.
Ties shall be nailed to the stake with one galvanised nail.

4.3 Protection:
The interval between the lifting of stock at the heeling-in area and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting planting on site shall be stored in a sheltered place protected from the wind and frost and from drying out.

All transplants shall be wrapped in polythene from the time of lifting to conserve moisture. Except when heeled-in, they shall be protected in polythene at all times until planted into their final position on site.

4.4 Damage:
On completion of planting any broken branches shall be pruned, areas of damaged bark neatly pared back to sound tissue.

4.5 Watering / / Fertilisers:
All bare rooted light standards and select standards shall be soaked in water overnight, on site, before planting in a liquid solution containing “Alginure” at the recommended dilution rate. Fertilisers shall conform to BS 5581: 1981. In the case of granular fertiliser being added to plantings, it must be mixed through and incorporated into the base of the planting hole and covered over in order to avoid roots of plants coming in direct contact.

4.6 Setting out:
Setting out shall be in accordance with site meetings with the Landscape Architect. Transplants in mixtures shall be planted in staggered rows. Species shall be planted in groups, as indicated in the planting drawings. No planting shall take place until all planting holes (with ameliorants) have been inspected and approved by the Landscape Architect, or a person appointed by him as a representative, to ensure accordance with the specifications. No planting shall take place when ground conditions are frozen or waterlogged. All planting holes shall be opened and closed on the same day.

4.7 Tree planting:
Trees shall be planted at the same depth as in the nursery, indicated by the soil mark on the stem of the tree. They shall be planted in the centre of the planting pit and planted upright. Stones or other rubbish over 75mm shall be removed. Supply and drive the stake 800mm into the ground for standards, 500mm for other transplants. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position

4.7.1.Select Standards/Standards
Excavate tree pits to 800mm x 800mm x 600mm deep, or as approved. The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m.(equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.7.2 Heavy and Extra Heavy Standards
Excavate tree pits to 1000mm x 1000mm x 800mm deep, or as approved. The base of the pit shall be broken up to a depth of 100mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.7.2 Semi-mature trees
Excavate tree pits to 1200mm x 1200mm x 1000mm deep, or as approved. The base of the pit shall be broken up to a depth of 200mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.7.3.Light Standard Trees
Excavate tree pits to 500mmx500mmx500xx deep, or as approved. The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.8 Feathered Trees 180-240cm, container grown conifers (>2l)
Excavate tree pits to 400mm x400mm x 400 mm deep, or as approved (slit or notch planting are not acceptable planting methods). The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. Trees shall be planted at the same depth as in the nursery and backfilled with compound fertiliser 0.10.20 at the rate of 50gm per tree and 0.020m3 of Mushroom Compost or similar approved. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.9 Feathered Whips 120-150 cm:
Excavate tree pit to depth of 300mm x 300mm x 300mm deep, or as approved (slit or notch planting are not acceptable planting methods). Excavation to be achieved by machine digging or augering methods, approved by the Landscape Architect. The base to be broken up to a depth of 60mm and glazed sides roughened. Whips to be planted at same size as in the nursery. Apply 60gm 0.10.20 and 0.020m3 of Mushroom Compost or similar approved.per tree pit to plants. Stakes 1.2m high x 37mm dia. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

Appendix 1 - Soft Landscape Outline Specification

4.10 Feathered Whips and Transplants 90-120cm, 60-90 cm, 40-60cm, 30-40cm, container grown conifers (<2l size) and container grown shrubs (<2l size):
Excavate planting hole to a depth of 300mm x 300mm x 300mm deep; the base to be broken to a depth of 50mm and glazed sides roughened (slit or notch planting are not acceptable planting methods). Excavation to be achieved by machine digging or augering methods, approved by the Landscape Architect. Apply 30gm 0.10.20.per planting pit. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.11 C. G. Shrubs / C. G. Wall Shrubs / C.G. Climbers:
Excavate planting hole to a depth of 300mm x 300mm x 300mm deep; the base to be broken to a depth of 50mm and glazed sides roughened. The following products are to be supplied and incorporated in to the bottom 100mm of topsoil at the base of the planting pit and in to the topsoil for backfilling around each plant: (1)Seanure soilbuilder as supplied by Farmura @ 1.5Kg per cu.m of topsoil, (2) clean and friable green waste compost @ 25 Kg per cu.m of topsoil and (3) Sierrablen Flora 15:9:9 slow release fertiliser @ 70 grams per m2 Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

4.12 Grassing
All grass areas to be ripped with a tractor mounted tine prior to rotovating. The contractor shall grade off all areas to smooth flowing contours, removing all stones greater than 10mm diameter and tip off site. All hollows to be filled in. Roll all areas with a roller as approved. Following the completion of final grading and raking, the area is to be left fallow for a period of 14 days. Spray with 'Basta' at recommended rates, and seed with fine grass mix at a rate of 35gr/Sq.m together with fertilizer 10:10:20 at a rate of 50gr/Sq.m use Coburns Irish premier low maintenance mixture or other as approved by the Landscape Architect.

4.12.1 Grass cutting
Grass cutting shall be carried out during the three year maintenance period and is defined into three categories:

4.12.2 Regular grass cutting
Shall be carried out to the frequencies indicated in the Bill of Quantities. Attention to neat and tidy cutting shall be required to all areas. Sightlines, as set out with the Engineer, at junctions and roundabouts must be kept clear of vegetation at all times.

GENERAL
Upon completion of planting, all pits shall be raked over lightly to leave an even surface and neat appearance. All stones greater than 50mm dia. to be removed. Provision should be made for the watering of light and select standards during periods of prolonged drought in the first year following planting.

4.13 Inspections:
The Landscape Architect will inspect the site with the Landscape Contractor during the execution of the works and following maintenance visits.

4.14 Presentation of certificates:
The Landscape Contractor shall present for the Landscape Architect's inspection, all seed and fertiliser bags, together with their markings. If requested, the contractor shall furnish the Landscape Architect with receipts of purchase for these respective materials.

4.15 Spraying:

1) Following planting of embankments, slopes etc., weed free circles to be formed around individual plants, as directed, using an approved broad-spectrum contact herbicide, as approved by the landscape architect, in mid-spring following planting. Herbicide to be applied using controlled drop applicator containing a dye to indicate areas sprayed. In areas where grass is excessively long, such grass will be strimmed off and collected prior to spraying. The contractor shall be responsible for keeping the ground (1m diameter circle) around all planted material weed free by means of herbicidal application, using approved sprays, during the course of the contract. Weeds to be removed include grasses ,broad-leaved annual and perennial weeds and all noxious weeds.

2) Selective spot spraying will be carried out to all grassed areas, whether planted or unplanted through the application of contact herbicide to control broad-leaved annual and perennial weeds, including thistle, dock and ragwort. Contact herbicide to be approved by the landscape architect prior to application. Herbicide to be applied using controlled drop applicator containing a dye to indicate areas sprayed. The contractor shall allow for the removal of gorse by cutting, as required prior to spraying to ensure its eradication from all grassed areas for the duration of the contract.

3) The boundary hedgerows shall be kept weed free by herbicidal application by forming a 300mm wide spayed strip along the full length of each respective hedgerow. Approved herbicide (broad-spectrum contact herbicide) to be applied using controlled drop applicator containing a dye to indicate areas sprayed. Spraying of planted areas on roundabouts is also included in this spraying application.

4) Such routine spraying (1, 2 and 3 above) shall be carried out during maintenance visits over the three-year period. No spraying shall take place during adverse weather conditions or at times not recommended by the manufacturer.

4.16 Cutting back:
Plants for cutting back/tip pruning shall be cut back after inspection by the Landscape Architect. This work to be carried out initially following planting for plants suffering from wind damage.

4.17 Mulching
Mulching may be considered as an optional factor that may be implemented. Mulch shall be from coniferous trees. It shall be shredded, but not pulverised, so that no dimension exceeds 75mm. Bark shall have been composted for a min. of 3mths. In the case of areas requiring mulch the depth of bark shall measure 30 mm.

4.18 Ground finish:
Upon completion of planting, all ground finish shall include for the removal of stones greater than 50mm excavated during the course of the digging for planting purposes.

Appendix 2 - Hard Landscape Outline Specification

PAVING & KERBS

FOOTPATHS

General: Public footpaths, roadways, kerbs etc. shall be constructed in accordance with the requirements of the Dublin City Council Roads Dept.

Accuracy of Levels and Alignment: The levels of paths and paving shall be carefully set out and frequently checked. All care shall be taken to ensure that the correct cross sections are maintained. The finished face of paths shall be formed so as to provide adequate fall and satisfactory run off to surface water outlets, gullies, etc. Cross-falls of paths shall be carried without break across verges and kerbs to prevent ponding of water between back of kerb and
path.

Sub-Base: Granular material shall comply with Clause 804 of the D.o.E. Specification for Roadwork's and shall be spread uniformly over the formation and compacted by vibrator roller. Rolling shall continue until there is no movement under the roller. The finished surface of the compacted sub-base shall be parallel to the proposed finished surface of the footpath. The surface levels for each layer shall not deviate from the design levels by more than +15mm or –15mm.

For sub-base thickness in paved areas see area engineers spec. and attached following schedule. Each contractor shall do all necessary tests to ensure a well compacted, plain even surface on all areas with traffic movement. If paving shows settling after 1 year which normally is related to an insufficient depth and compaction of the sub-base the contractor shall rebuilt the failed area to his own cost.

Use of Surfaces by Construction Traffic:
Constructional traffic used on pavements under construction shall be suitable in relation to the courses it traverses so that damage is not caused to the sub-grade. Where damage is caused to the formation of the sub- grade in strength or level the damaged area shall be excavated for an area and depth which shall be determined by the Architect and this area shall be filled to the required levels with crushed rock of 50mm maximum size. The degree of compaction for this area shall be the same as that specified for the remainder of the formation. All this excavation and making good of damaged areas shall be carried out at the expense of the Contractor. Where damage is caused to the sub-base, the damaged area shall be made good as noted above, using the material of which the sub-base is composed. The wheels or tracks of plant moving over the various pavement courses shall be kept free from deleterious materials.

MODULAR PAVING

Concrete Pavers Precast concrete pavers shall conform to the requirements of BS 6717 Part 1.
Ensure that sub-bases are suitably accurate and to specified gradients before being laid.

Sample: Before placing orders submit representative samples for approval.
Ensure that delivered materials match sample.

Laying Generally:

1. Laying Specification

1.1 Paving blocks/bricks shall be laid to the requirements of Part 3: 1997, BS 7533,
except that the lip onto gully gratings is modified to 5 - 6 mm.
Note, in particular, the following requirements of Part 3.
i. The difference in level between two adjacent blocks shall not exceed 2 mm.
ii. The finished pavement surface shall not deviate more than 10 mm under a 3m
straight edge.
iii. The accuracy of cutting a block should be such that the resulting joint should not
Exceed 5 mm.
iv. The surface course should be between
(a) 3 - 6 mm above drainage channels
(b) 5 - 10 mm above gullies (*BRL modify this to 5 - 7 mm above gullies to
reduce "trips")
v. The surface course should be inspected soon after completion and at regular
intervals thereafter - additional sand should be brushed in where necessary.
1.2 The surface course for chamfered units should be 3 - 5 mm above the kerb to
facilitate surface drainage. The surface course for non-chamfered units should be 2 mm above the kerb to facilitate surface drainage.
1.3 When paving units need to be trimmed, pieces with a dimension less than 50 mm
should not be used.

2. Drainage Channels

2.1 Where paving blocks are used in a channel, they shall be laid on freshly mixed moist 3:1 sand-cement mortar. The mortar should have thickness between 10 mm and 40 mm. Vertical joints should be filled with 3:1 wet sand-cement mix.
2.2 Mortar, which has been mixed for over 2 hours, should be discarded.
2.3 The mortar should be laid on a previously prepared concrete base as per construction drawing detail. Select blocks/paviors vertically from at least 3 separate packs in rotation, or as recommended by manufacturer, to avoid colour banding. Lay blocks/paviors on a well graded sand bed and vibrate to produce a thoroughly interlocked paving of even overall appearance with sharp sand filled joints and accurate to line, level and profile. Refill joints once a week three weeks after first fill. Commencing from an edge restraint lay blocks/paviors hand tight with a joint width of 2-3mm for pedestrian use and 3-5 mm for areas with traffic. Maintain an open working face and do not use mechanical force to obtain tight joints. Place blocks/pavers squarely with minimum disturbance to bedding. Supply blocks/paviors to laying face over newly laid paving but stack at least 1 m back from laying face. Do not allow plant to traverse areas of uncompacted paving. Continually check alignment of pavers with string lines as work proceeds to ensure maintenance of accurate bond.Infill at edge restraints as work proceeds. Wherever the type of bond and angle of edging permit, avoid very small infill pieces at edges by breaking bond on the next course in from the edge, using cut blocks/pavers not less than 1/3 full size. Cut stones shall be rectangular or trapezoidal; the smallest point shall be a minimum of 35mm. (May be pavers have to be turned by 90 deg.)Half stones shall be cut at manufacture. Thoroughly compact blocks/pavers with vibrating plate compactor as laying proceeds but after infilling at edges. Apply the same compacting effort over the whole surface.
Do not compact within 1 m of the working face. Do not leave uncompacted areas of paving at the end of working periods, except within 1 m of unrestrained edges. Checks paving after compacting first few metres, then at frequent intervals to ensure that surface levels are as specified; if they are not, lift blocks/pavers and relay. Brush sharp sand into joints, revibrate surface and repeat as required to completely fill joints. Make sure that paving is held by a kerb on both sides before vibration to avoid uneven joints. Avoid damaging kerb haunching and adjacent work during vibration. Do not begin vibration until kerbs have matured. The paving pattern will be stretcher bond, make sure that the joints will be in straight line after vibrating. Also ensure joints are off equal width. The block pavement shall have a surface regularity/ flatness tolerance of less than 10 mm under a 3 m straight edge.

Sample: Before placing orders submit representative samples for approval.
Ensure that delivered materials match sample.

PRECAST CONCRETE FLAGS

Appendix 2 - Hard Landscape Outline Specification

Pre-cast Concrete Flags:
1. Precast concrete flags shall be laid to the requirements of BS 7533 Part 4.
Note the following selected items from BS 7533, Part 4.
• The difference in level between two adjacent flags should not exceed 3 mm.
• The top surface of the paving units should stand 3 - 6 mm above the drainage channel.
• A 30 - 50 mm (compacted thickness) of the sand laying course is given as suitable (for narrow joints)
2. Flags should be laid with narrow joints (2 - 5 mm). Joints should be filled with dried sand (conforming to table 4 of the code), or as determined by the Landscape Architect.

KERBS
Kerbing General: Kerb radii shall be in accordance with Architects and Engineers drawings. Use radius kerbs for all new kerbs.

Laying Generally:
Natural stone and precast concrete kerbs shall meet the requirements of BS 435 and
BS 7263-1.
1. Precast concrete kerbs shall be laid to the requirements of BS 7533, Part 6.
2. Units shall be laid on fresh concrete or mortar bed and adjusted to line and level.
3. Concrete for foundations and haunching shall be to BS 5328.
4. Bedding mortar shall be freshly mixed, moist 3:1 sand-cement between 12 and 40
mm thick.
5. Kerbs shall be backed with concrete as per drawing.
6. Radius kerbs shall be used on radii of 12 m or less.
7. Kerbs should not deviate from the required level by more than 6mm.
8. Kerbs should not deviate by more than 3 mm under a 3 m straight edge.
9. Open-jointed kerbs should have joints of 2 - 4 mm wide.
Mortar jointed kerbs should have joints of 7 - 10 mm wide filled completely with 3:1
sand-cement mortar, and finished to give a smooth flush joint or as specified by the
Landscape Architect.

Appendix 3 - Programme For Implementation, Maintenance + Defects Period

5.0 Maintenance:

5.1 Period:

The Contractor shall be responsible for aftercare of the completed works for 1 Year from the date of completion of planting. Subject to satisfactory performance the maintenance contract may be extended for two further periods of 12 months. Maintenance in years 2 and 3 shall be provisional. Maintenance during years 2 and 3 may be assigned directly to the Board Of Management of the school. This will include grass cutting, weed control of all planted areas, litter clearance and watering of Select Standard trees during dry weather.

5.2 Organisation:

The aftercare programme will be organised as follows:-
(1) Scheduled operations, in whose timing the contractor will be permitted some flexibility and which will be the basis of payment to the Contractor.
(2) Performance standards, which the Contractor is required to meet at all times, and on which his performance will be assessed.
(3) Critical dates, by which time scheduled operations, shall have been completed, and at which performance will be assessed.

5.3 Performance standards:

Shrub, woodland and hedgerow planting to be maintained in accordance with specifications e.g. spraying, firming, tree tie adjustment. Weeds shall not cover more than 20% of the ground surface within planting areas and the maintained 1m diameter weed free circles at any time, and neither shall they exceed 100mm in height. Weeds shall be treated before they establish.

Within grass areas noxious and competitive weeds shall not be allowed to establish and all perennial weeds shall be spot treated at each maintenance visit, 3 times per year.

5.4 Watering:

The contractor is responsible for the survival of all plants during the maintenance period. Apply water to moisten full depth of root run using proprietary irrigation system. Avoid washing or compaction of the soil surface. The Landscape Contractor is responsible for informing the Landscape Architect if the plants require watering. A minimum of 16 no. waterings year1, 8 no. year 2, 4 no. year 3. Prior notification to the landscape architect and a record of attendance will be requested for each visit. Spot checks will be made to ensure full compliance with this condition.

5.5 PROGRAMME

Year One (After Planting): Period of 12 months from date of practical completion

5.5.1 By end of May (Year One):
Application of herbicide agreed with Landscape Architect to all planting areas. Protect all plants. Hand weed all large weeds too close to nursery stock for safe treatment. Strim long grass prior to spray application. Provision for 1 no. visit for spot weed control application to areas where perennial weeds are apparent in the grass sward. Tip prune, firm plants. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water select standard trees.
Critical date: 30 May (Year One)

5.5.2 By end August (Year One):
Application of herbicide agreed with Landscape Architect to all planting areas. Protect all plants. Hand weed all large weeds too close to nursery stock for safe treatment. Provision for 1 no. visit for spot weed control application to areas where perennial weeds are apparent in the grass sward. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water select standard trees.
Critical Date: 30 August (Year One)

5.5.3 October (Year One):
Remove dead plants after Landscape Architect's inspection.

5.5.4 November (Year One):
Replacement planting. Tree care shall mean pruning deciduous trees including those of hedgerow form when dormant to promote open frame works in the crown. Remove all suckers and dead branches, and branches that are encroaching on to footpaths should be cut back to point of branching.

5.5.5 By end December:
Application of herbicide agreed with Landscape Architect to all planting areas. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water extra heavy standard trees, standard trees.
Critical Date: 30 December (Year One).

5.5.6 Year 2

As year 1.

5.5.7 Year 3

As year 1 . Hedgerow to be fully pruned at end of season.

5.5.8 Sweeping and Cleaning

Sweeping shall mean sweeping of the footpaths, playing courts, car parks and the schools road network and removal of all grit rubbish moss and leaves, keeping the hard landscaped areas of the site in a neat and tidy manner. Number of sweepings per annum -12no.

Cleaning shall mean the removal of paper, plastic bags and all other rubbish from grassed areas, roads, car parks, playing courts, shrubbery's, hedging etc. or any part of the school grounds. This operation shall be carried out twice a month.
All dirt and rubbish to be removed off site to a tip to be provided by the Landscape contractor.
Autumn leaves shall be swept on a weekly basis from end of October to mid-November (three weeks). Any additional cleaning and sweeping deemed necessary, during the year, and requested by the school for any part of the schools grounds will be paid for at a pro rata basis to the rates for the programmed maintenance schedule.

5.5.9 Other Maintenance Works
All grassed areas are to be edged 3 times a year using a machine and are not to be sprayed.

Carry out any other maintenance to ensure the works are kept in a satisfactory state during the defects liability period.

5.6 Grass Cutting

Grass cutting shall be deemed to include for:
[a] Removal of lodged grass.
[b] Removal and disposal of grass cuttings from adjoining roads and paving.
[c] Removal and disposal of stones and other obstructions from area of grass to be cut.

The pitches and other high profile grassed areas, eg. the schools entrance are to be Fine cut. Fine cutting shall mean mowing to 25mm high. This operation is to be carried out in each location shown on the landscape drawings and in locations as directed on site by a representative of The Department Of Education and Science. A rough schedule is as follows-
March: 1cut
April: 3 cuts
May: 4 cuts
June: 4 cuts
July: 4 cuts
August: 4 cuts
September: 4 cuts
October: 4 cuts
November - February: 1 cut
Total 29 cuts

Fine cutting shall be deemed to include for grass cut to 25mm high evenly over the whole area, with cuttings left evenly spread over the surfaces. Grass not to exceed 50mm between cuts.

Other grass areas of which are less high profile are to be cut 16 times a year. These will include the grassed areas around the woodland areas, in between the pitches and any grassed area hidden from the main road by the school.

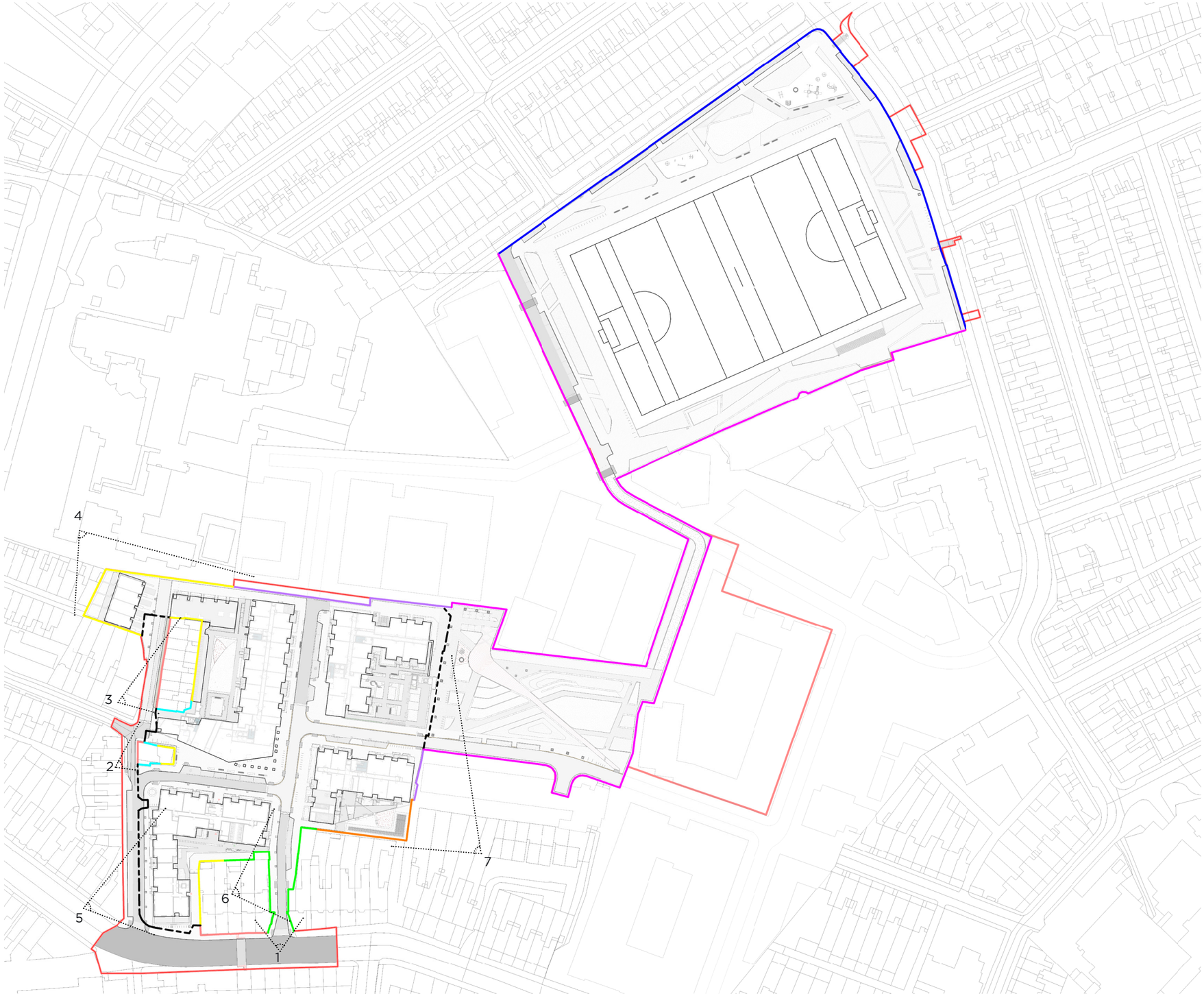
Appendix 3 - Programme For Implementation, Maintenance + Defects Period

Areas indicated as wildflower mix shall be cut three times per annum. Cuts shall be carried out at specified times as agreed with landscape architect and recommended by the wildflower seed producer. Remove cuttings after each cut and remove offsite to tip.

Leave cuttings evenly spread. This operation is to be carried out in each location shown on the landscape drawings and in locations as directed on site by a representative of the Board Of Management.

At every second grass cut, grass shall be trimmed from around the base of walls and fences, back of footpaths and kerbs, litter bins, sluice valves and hydrant markers, trees, shrubberies poles and public lighting columns etc., and kept in a neat and tidy condition.

Appendix 4 - Boundary Conditions



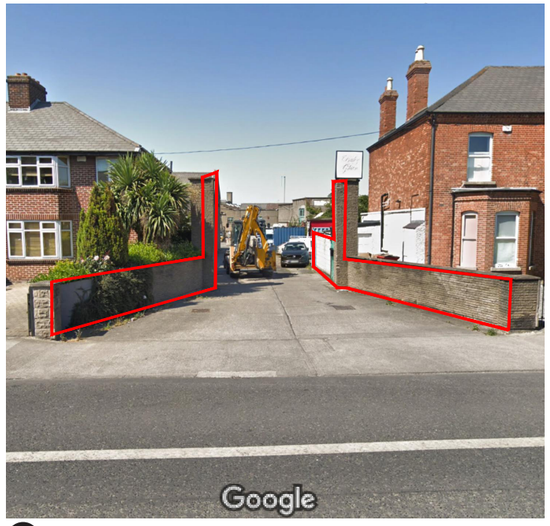
LEGEND

- PLANNING APPLICATION BOUNDARY
- EXISTING PARTY WALL TO BE MADE GOOD AND BRICK FACING TO MATCH PROPOSED BUILDINGS
- EXISTING WALL TO BE DEMOLISHED & REBUILT AS CONCRETE MASONRY WITH BRICK FACING TO MATCH PROPOSED BUILDINGS (BRICK FACING TO BE FINISHED AFTER COMPLETION OF BG3 & BG4 BUILDINGS
- PROPOSED BOUNDARY TREATMENT IBEX FENCE WITH TEMPORARY HEDGE REFER TO DRG. NO. L1-906-3 DETAIL 2
- EXISTING WALL TO BE DEMOLISHED AND REPLACED WITH IBEX FENCE WITH TEMPORARY HEDGE. REFER TO DRG. NO. L1-906-3 DETAIL 2.
- EXISTING WALL TO BE DEMOLISHED
- ADJOINING PROPERTY BUILDING
- EXISTING WALL TO BE RETAINED - WALL HEIGHTS TO BE AUGMENTED AS REQUIRED
- CONSTRUCTION BOARDS HOARDING TO BE REMOVED AFTER COMPLETION OF CONSTRUCTION

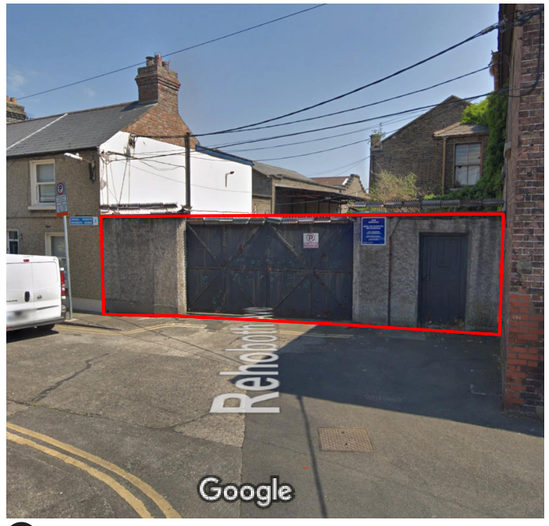
Boundary Conditions have been considered in the context of satisfying the permanent and temporary conditions with which the site is faced as part of the wider SDRA development. The following pages illustrate treatments which incorporate existing, proposed and permanent / temporary approaches.

Appendix 4 - Boundary Conditions

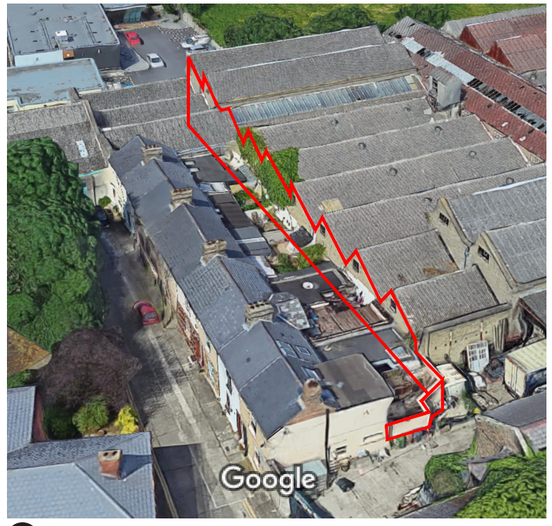
EXISTING CONDITIONS



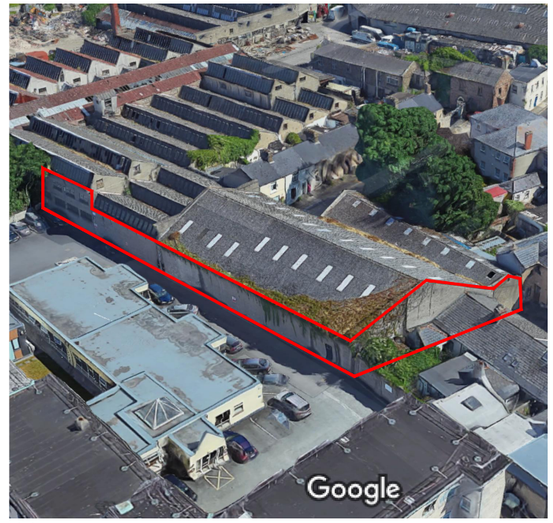
1



2



3



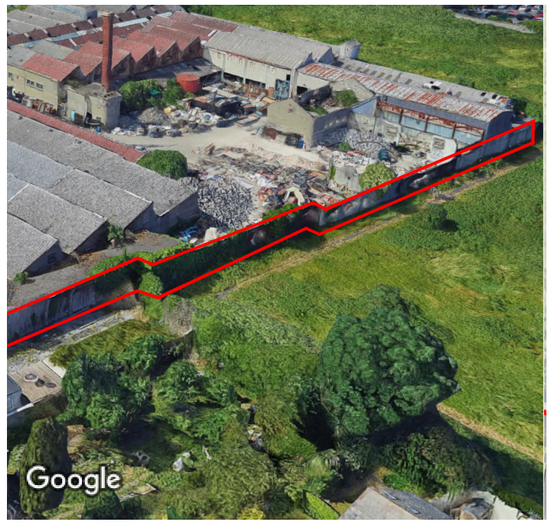
4



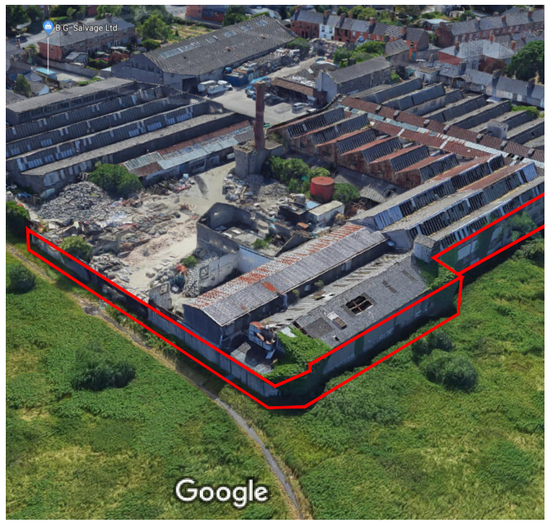
5



6

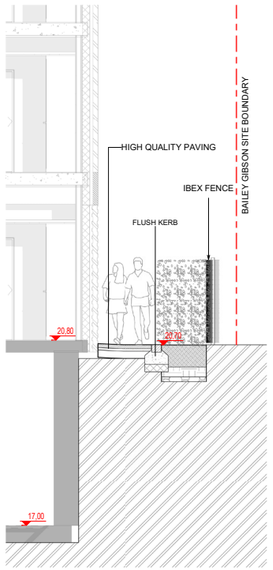


7

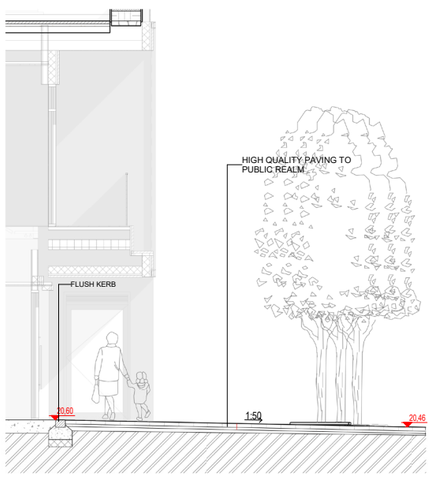


8

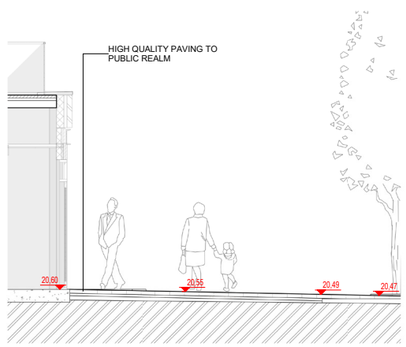
Appendix 4 - Boundary Conditions



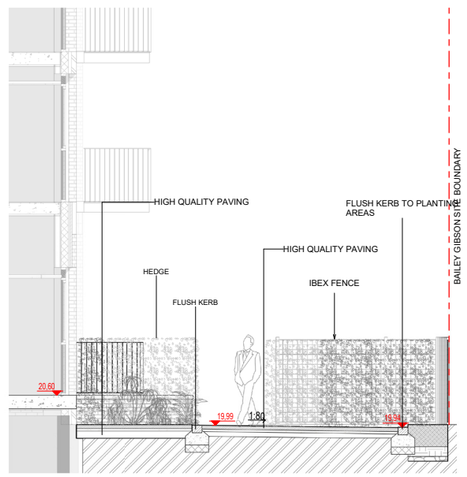
01 SECTION 01
1 : 50 @A1



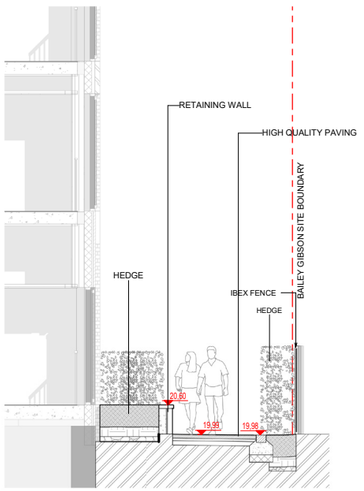
02 SECTION 02
1 : 50 @A1



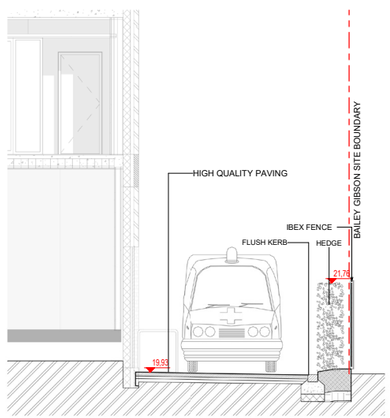
03 SECTION 03
1 : 50 @A1



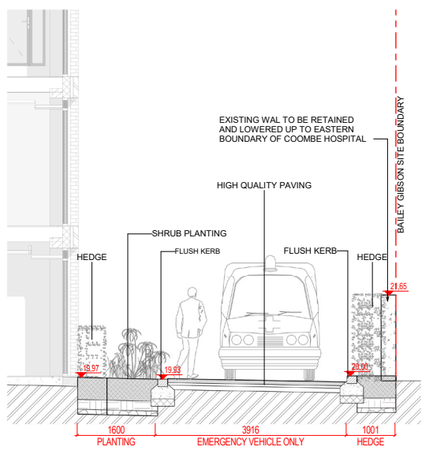
04 SECTION 04
1 : 50 @A1



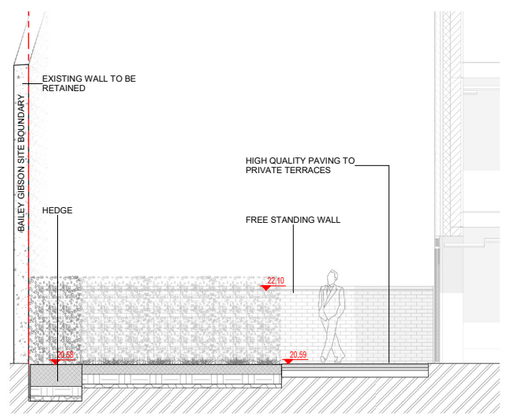
05 SECTION 05
1 : 50 @A1



06 SECTION 06
1 : 50 @A1



07 SECTION 07
1 : 50 @A1



08 SECTION 08
1 : 50 @A1

NOTE

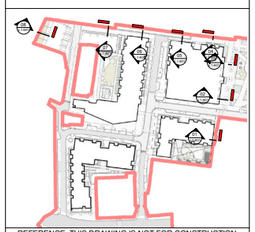
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONSULTANTS DRAWINGS
COPYRIGHT RESERVED. THIS DRAWING MAY BE RE-PRODUCED OR
TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL
SYSTEM OF ANY NATURE WITHOUT THE WRITTEN PERMISSION
OF THE LANDSCAPE ARCHITECT AS COPYRIGHT HOLDER EXCEPT
AS AGREED FOR USE ON THE PROJECT FOR WHICH THE
DOCUMENT WAS ORIGINALLY ISSUED
FOR DRAWING INDEX, GENERAL NOTES, REFER TO
DWG L1-001

CLIENT:

CWTC Multi Family ICAV

ARCHITECTS:

HENRY J LYONS ARCHITECTS



REFERENCE: THIS DRAWING IS NOT FOR CONSTRUCTION

FILE NAME:

REVISIONS

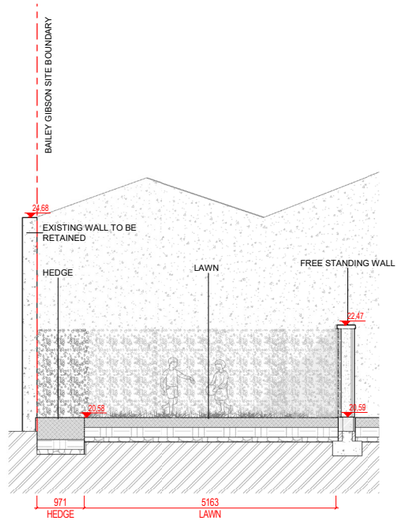
Job No.	13A8A	Drawn By	KR
Dwg No.	L1-801	Checked By	HL
Scale	As indicated @A1	Date	JUN 2022

JOB DESCRIPTION

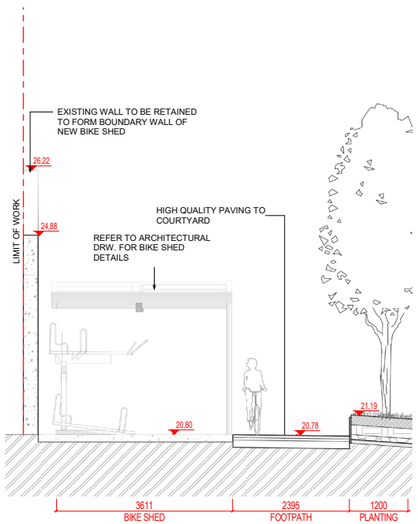
Site	BAILEY GIBSON SITE
Project	BAILEY GIBSON PRE-PLANNING
Title	SECTION - SHEET 1 OF 21

NMP
Niall Montgomery + Partners
Architects 33 Rock Road, Williamstown, Blackrock, Co. Dublin
Telephones : 2121 800 Fax : 2121 007 E mail : info@nmp.ie

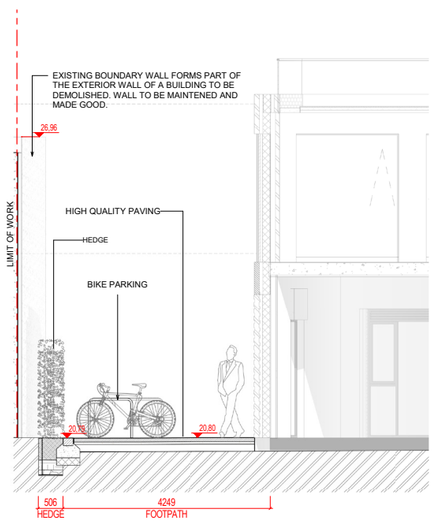
Appendix 4 - Boundary Conditions



09 SECTION 09
1 : 50 @A1

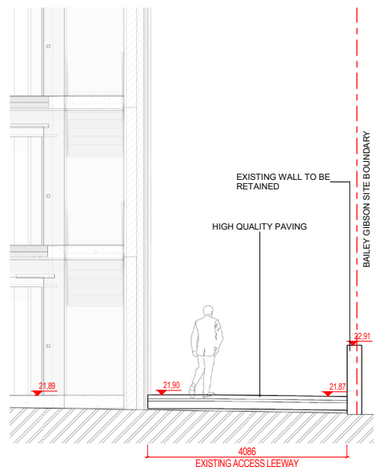


10 SECTION 10
1 : 50 @A1

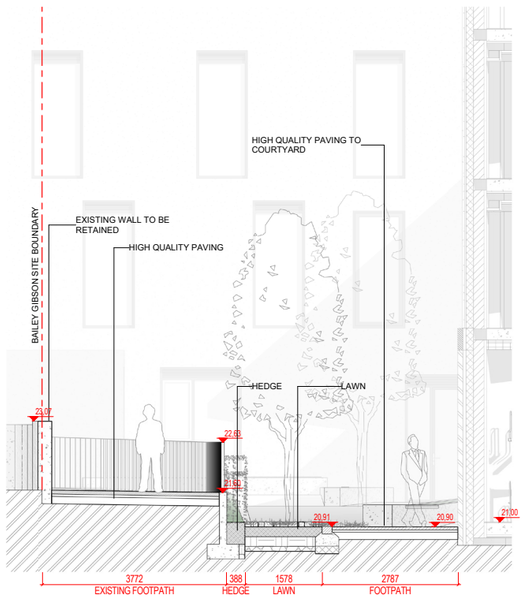


11 SECTION 11
1 : 50 @A1

12 SECTION 12
1 : 50 @A1



13 SECTION 13
1 : 50 @A1



14 SECTION 14
1 : 50 @A1

NOTE

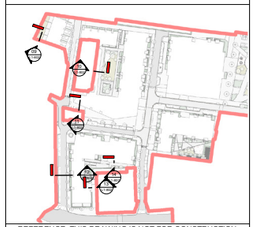
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANTS DRAWINGS
COPYRIGHT RESERVED. THIS DRAWING MAY NOT BE RE-PRODUCED OR TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL SYSTEM OF ANY NATURE WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE, ARCHITECT AS COPYRIGHT HOLDER EXCEPT AS AGREED FOR USE ON THE PROJECT FOR WHICH THE DOCUMENT WAS ORIGINALLY ISSUED.
FOR DRAWING INDEX, GENERAL NOTES, REFER TO DWG L1-001

CLIENT:

CWTC Multi Family ICAV

ARCHITECTS:

HENRY J LYONS ARCHITECTS



REFERENCE: THIS DRAWING IS NOT FOR CONSTRUCTION

FILE NAME:

REVISIONS

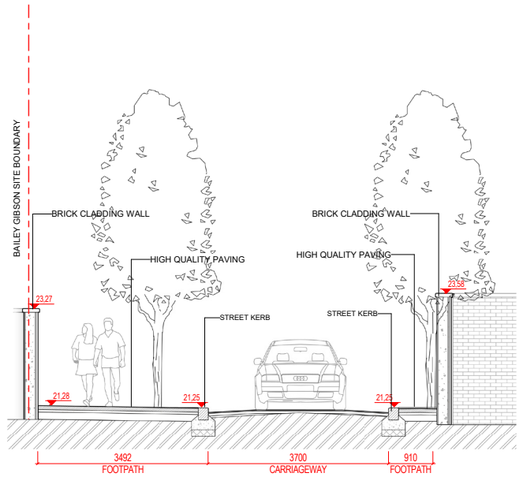
Job No.	13A8A	Drawn By	KR
Dwg No.	L1-802	Checked By	HL
Scale	As indicated @A1	Date	JUN 2022

JOB DESCRIPTION

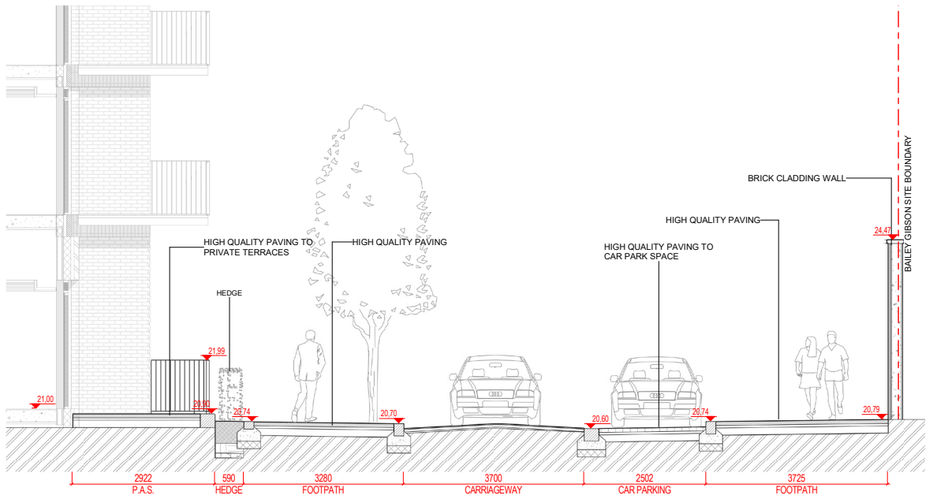
Site	BAILEY GIBSON SITE
Project	BAILEY GIBSON PRE-PLANNING
Title	SECTION - SHEET 2 OF 21

NMP
Niall Montgomery + Partners
Architects 33 Rock Road, Williamstown, Blackrock, Co. Dublin
Telephones : 2121 800 Fax : 2121 007 E mail : info@nmp.ie

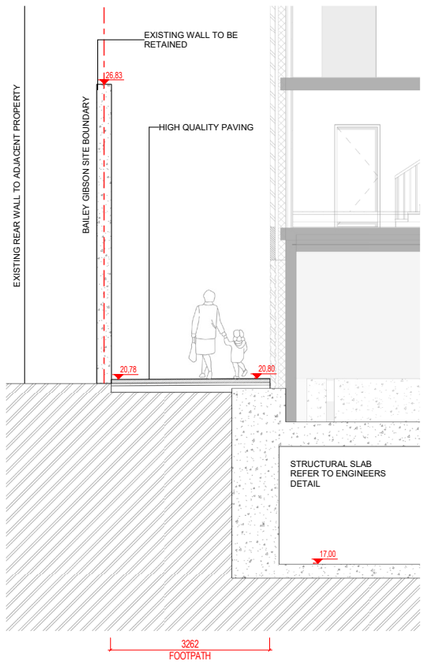
Appendix 4 - Boundary Conditions



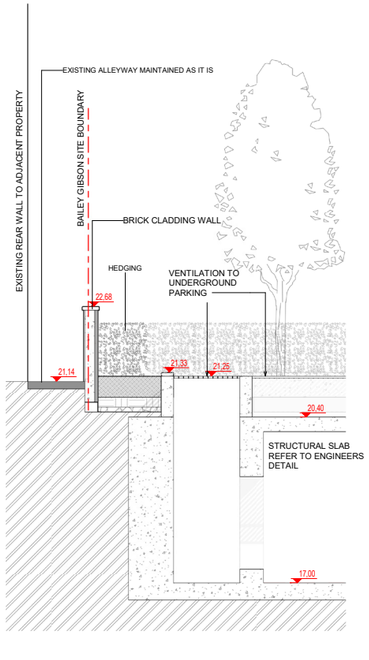
15 SECTION 15
1 : 50 @A1



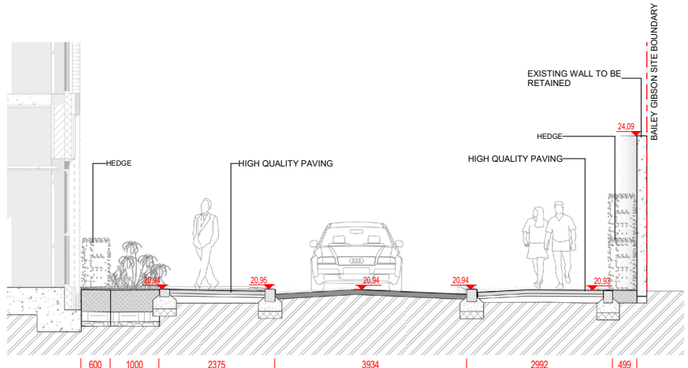
16 SECTION 16
1 : 50 @A1



17 SECTION 17
1 : 50 @A1



18 SECTION 18
1 : 50 @A1



19 SECTION 19
1 : 50 @A1

NOTE

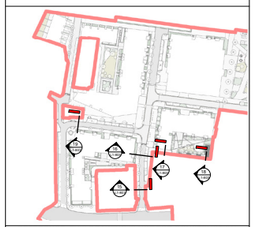
ALL DIMENSIONS TO BE CHECKED ON SITE
NO DIMENSIONS TO BE SCALED FROM THIS DRAWING
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH
RELEVANT CONSULTANTS DRAWINGS
NO PART OF THIS DOCUMENT MAY BE RE-PRODUCED OR
TRANSMITTED IN ANY FORM OR STORED IN ANY RETRIEVAL
SYSTEM OF ANY NATURE WITHOUT THE WRITTEN PERMISSION
OF THE LANDSCAPE ARCHITECT AS COPYRIGHT HOLDER EXCEPT
AS AGREED FOR USE ON THE PROJECT FOR WHICH THE
DOCUMENT WAS ORIGINALLY ISSUED.
FOR DRAWING INDEX, GENERAL NOTES, REFER TO
DWG L1-001

CLIENT:

CWTC Multi Family ICAV

ARCHITECTS:

HENRY J LYONS ARCHITECTS



REFERENCE: THIS DRAWING IS NOT FOR CONSTRUCTION

FILE NAME:

REVISIONS

Job No.	13A8A	Drawn By	KR
Dwg No.	L1-803	Checked By	HL
Scale	As indicated @A1	Date	JUN 2022

JOB DESCRIPTION

Site	BAILEY GIBSON SITE
Project	BAILEY GIBSON PRE-PLANNING
Title	SECTION - SHEET 3 OF 21

NMP
Niall Montgomery + Partners
Architects 33 Rock Road, Williamstown, Blackrock, Co. Dublin
Telephones : 2121 800 Fax : 2121 007 E mail : info@nmp.ie

page left intentionally blank

Appendix 5 - Taking In Charge

5.01 - Site Overview - Illustrative Plan

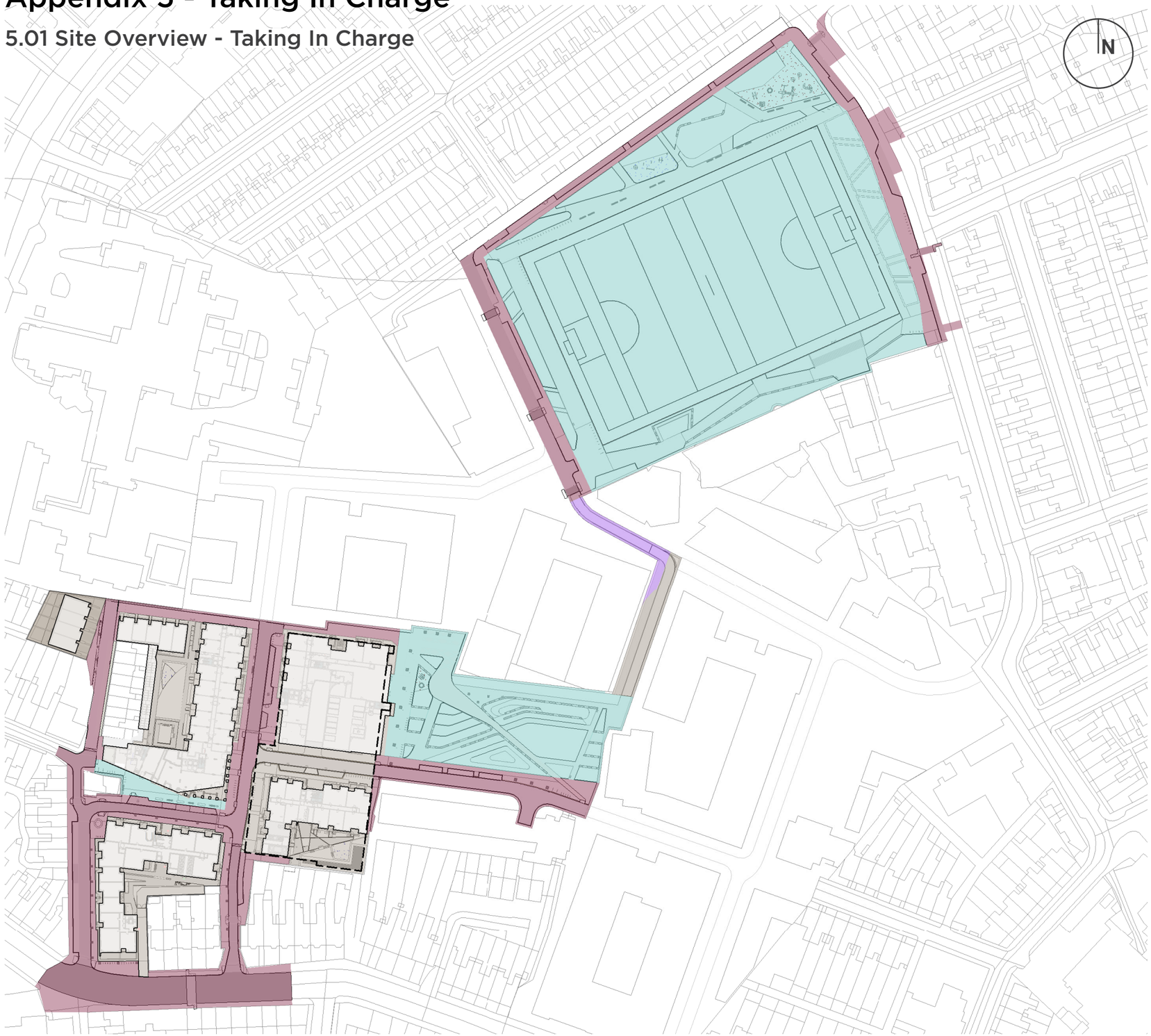


Legend

1. BG 1 Block Courtyard
2. BG 2 Block Courtyard
3. BG 3 Block Courtyard
4. BG 4 Block Courtyard
5. BG 5 Block Private Gardens
6. Emergency Vehicle Access
7. Shared Surface
8. Rehoboth Place Plaza
9. Players Park
10. St. Teresa's Boulevard
11. Multi-Sport Playing Pitch
12. St. Teresa's Playground
13. Exercise Area

Appendix 5 - Taking In Charge

5.01 Site Overview - Taking In Charge

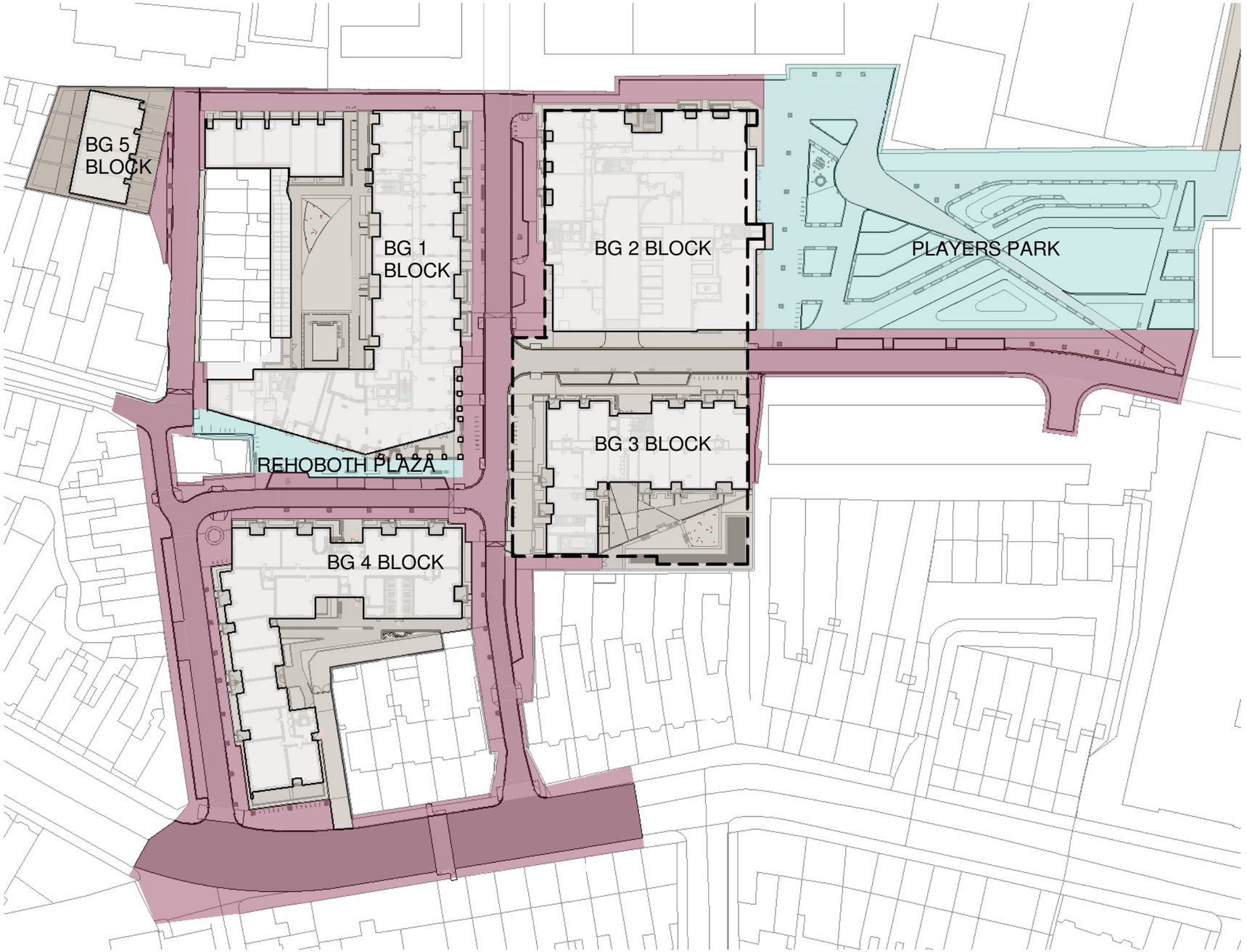


Legend

- Propose DCC Roads Taking in Charge
- Propose DCC Parks Taking in Charge
- Applicant Lands
- Portion of Land to be Maintained by the Applicant
- Basement Limit

Appendix 5 - Taking In Charge

5.01 Site Overview - Bailey Gibson Residential

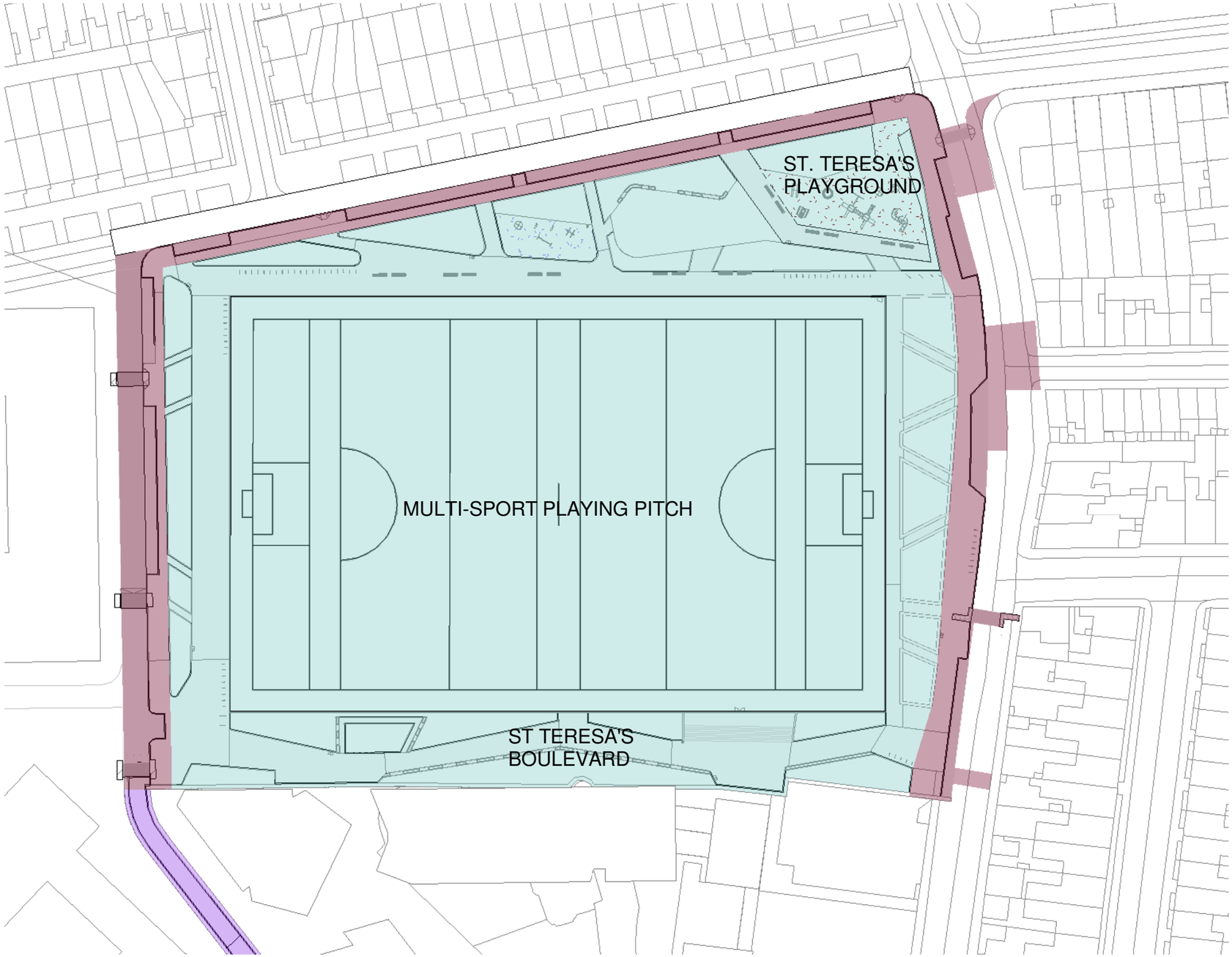


Legend

- Propose DCC Roads Taking in Charge
- Propose DCC Parks Taking in Charge
- Applicant Lands
- Basement Limit

Appendix 5 - Taking In Charge

5.01 Site Overview - Multi-Sport Playing Pitch



Legend

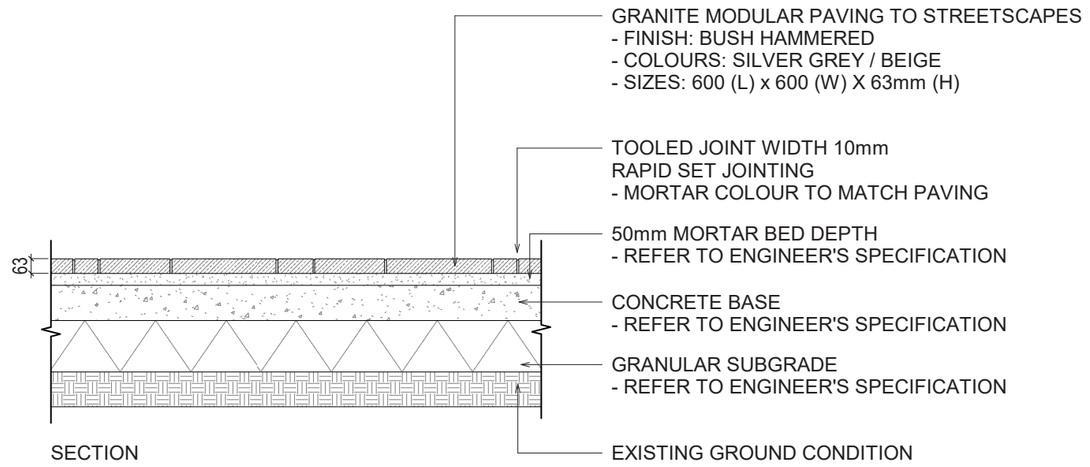
- Propose DCC Roads Taking in Charge
- Propose DCC Parks Taking in Charge
- Applicant Lands
- Portion of Land to be Maintained by the Applicant

Appendix 5 - Taking In Charge

5.02 DCC Roads

Public Realm Paving
- Granite Paving





SECTION





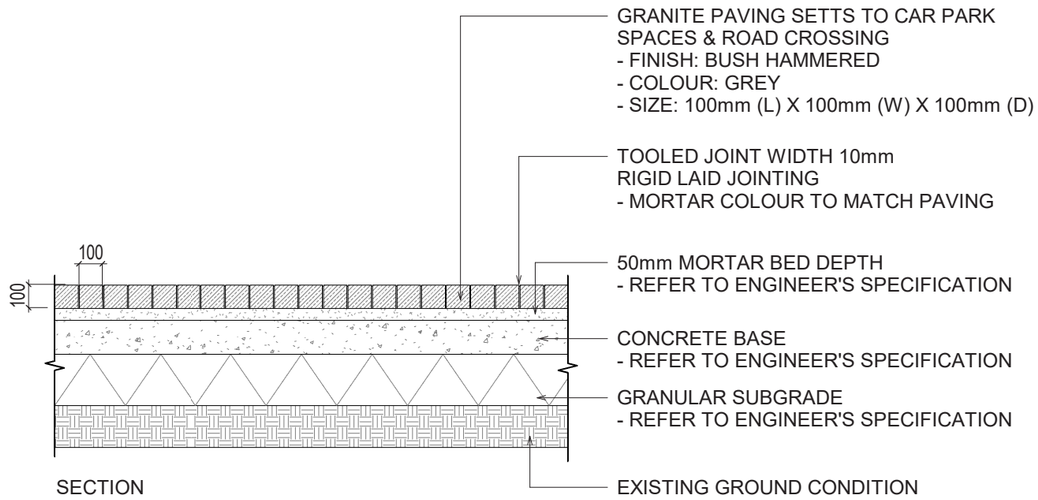
Reference Images

Appendix 5 - Taking In Charge

5.02 DCC Roads

Parking and Crossing Paving
- Granite Paving Setts





SECTION

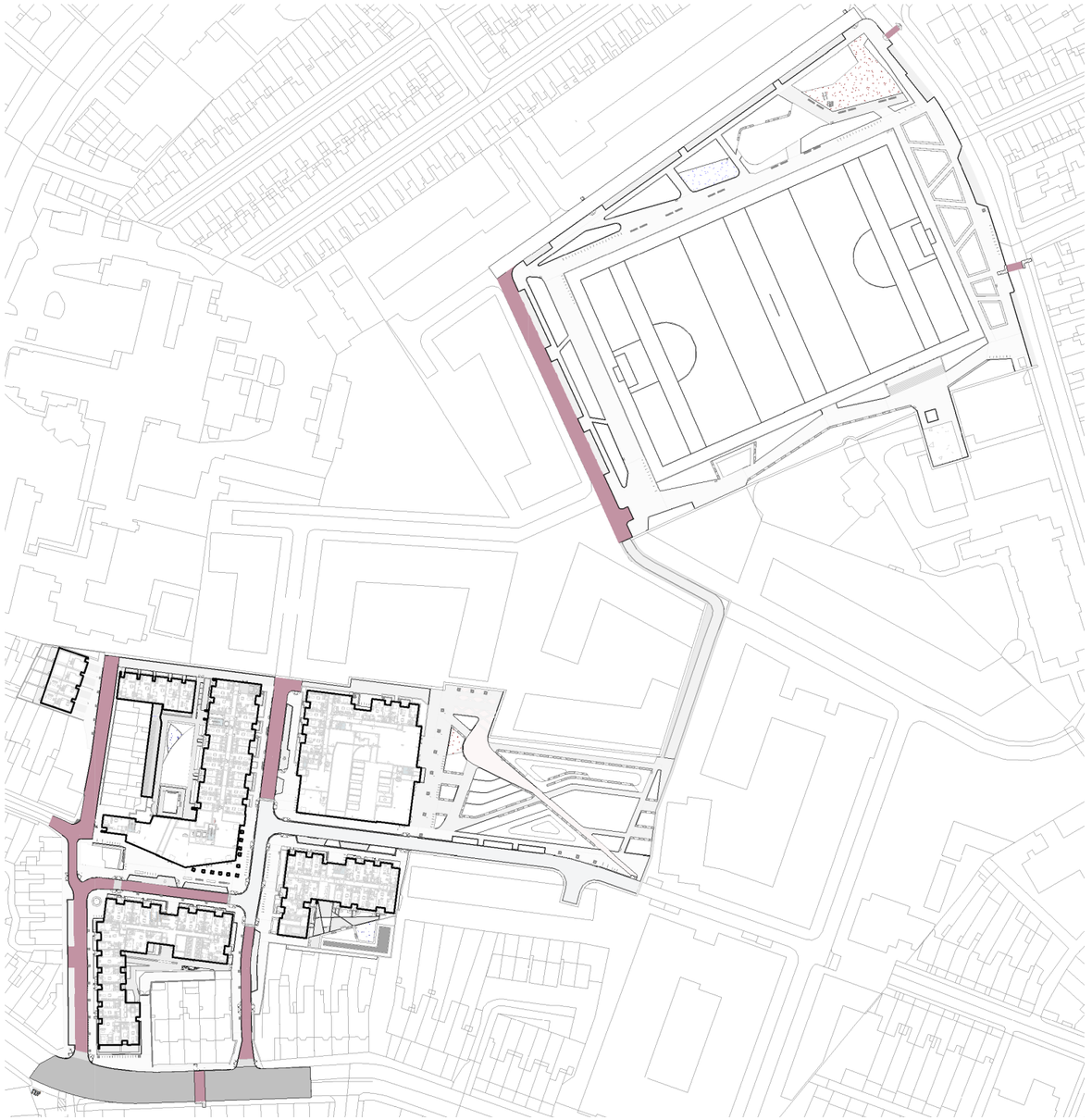


Reference Images

Appendix 5 - Taking In Charge

5.02 DCC Roads

Road Paving and Raised Crossing
- Asphalt to Engineer's Specification







Reference Images
Precedent St. Teresa's Garden / Margaret Kennedy Road

Appendix 5 - Taking In Charge

5.02 DCC Roads

Shared Surface
- Hot Rolled Asphalt with Coated Chippings





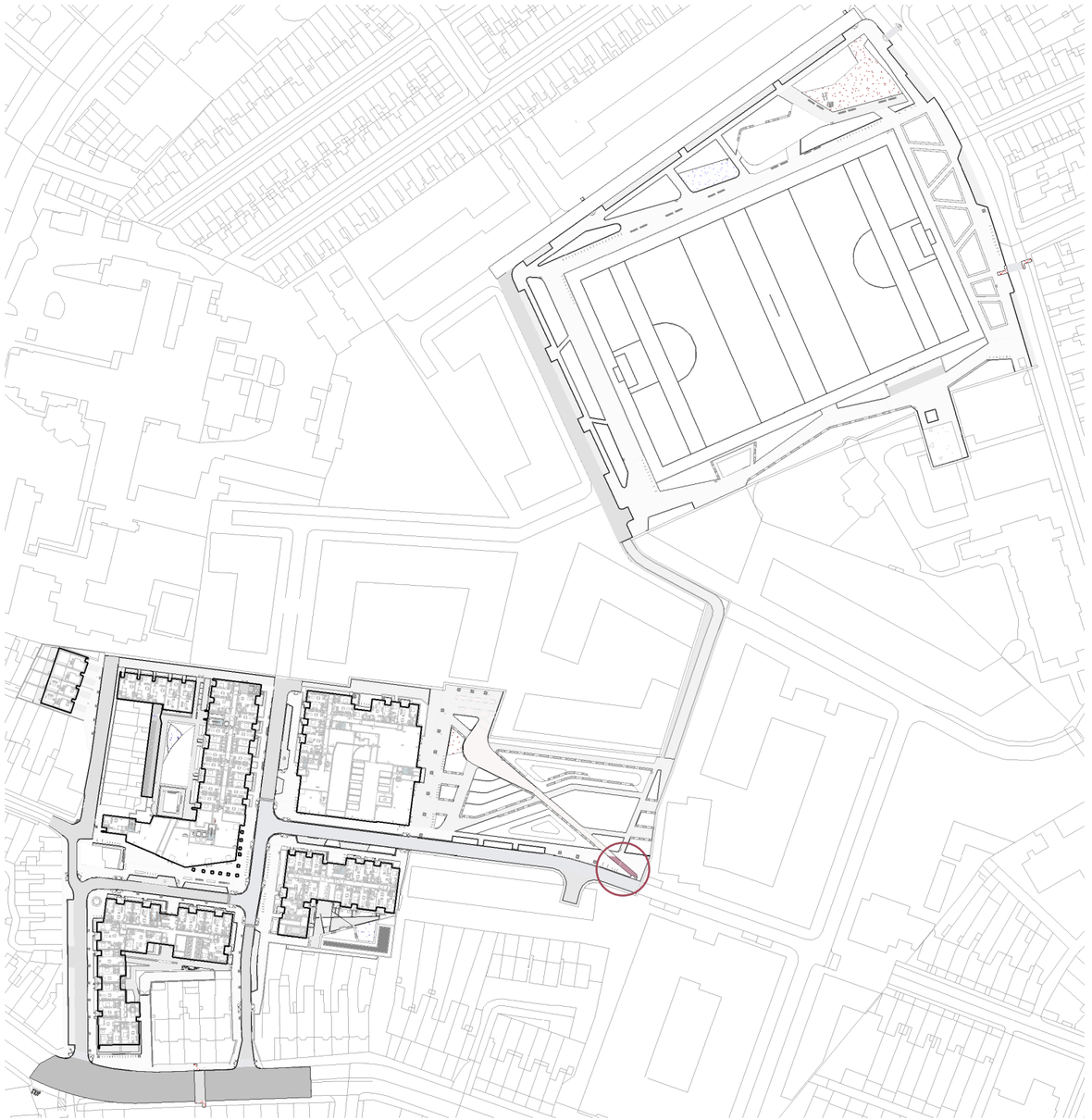


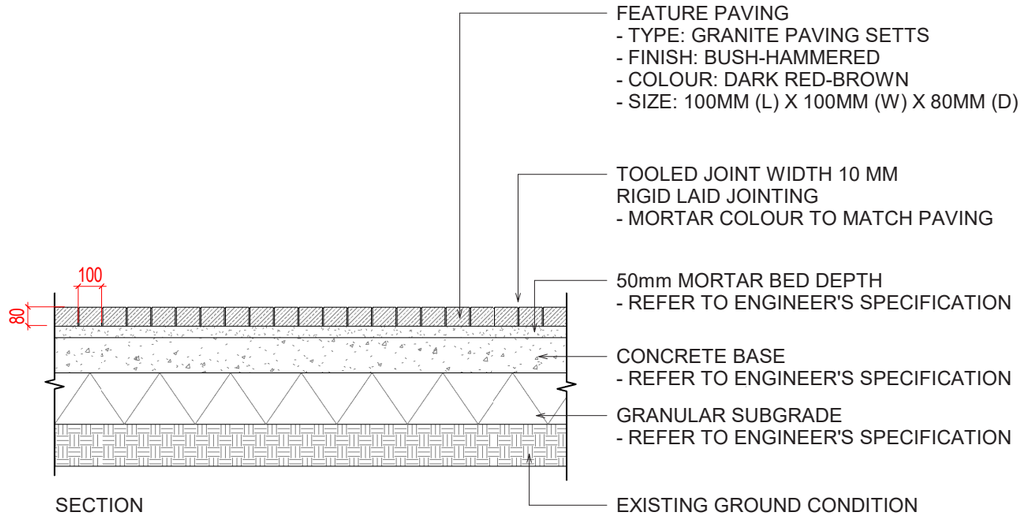
Reference Images

Appendix 5 - Taking In Charge

5.02 DCC Roads

Feature Paving
- Granite Paving Setts







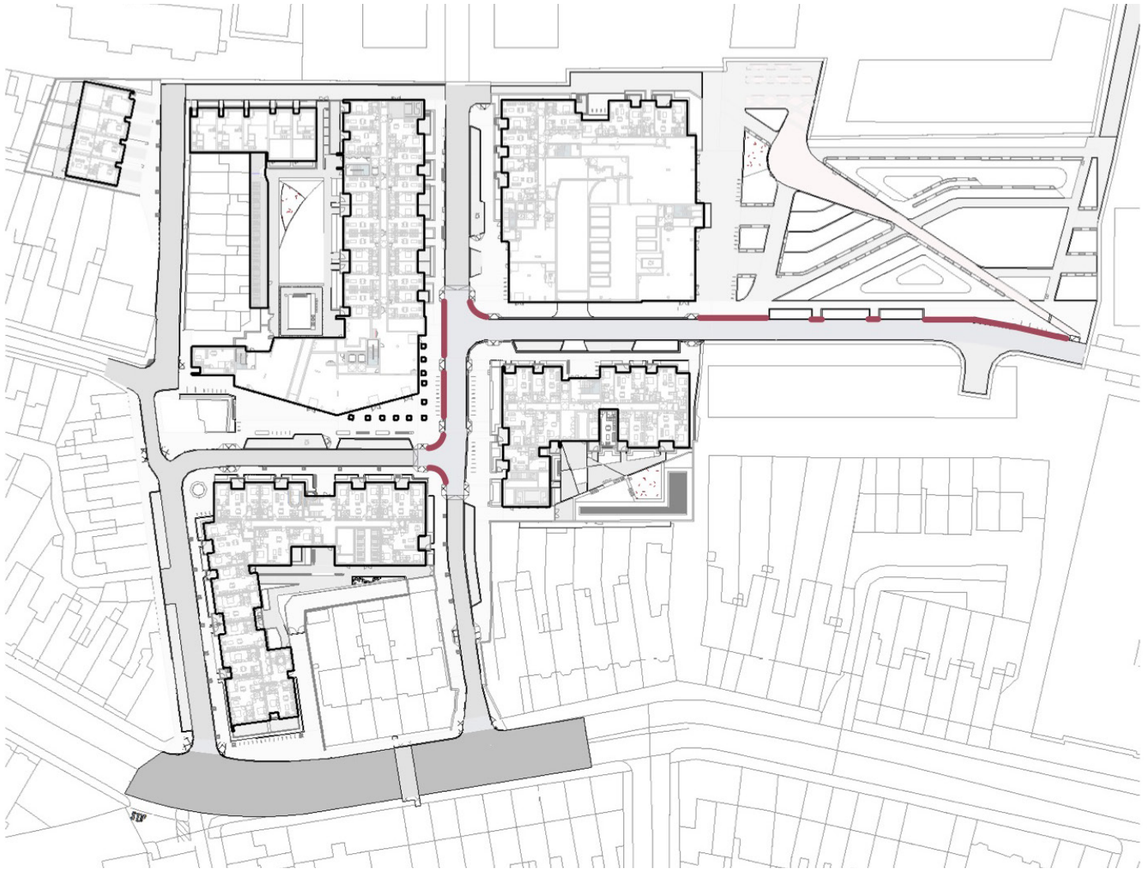


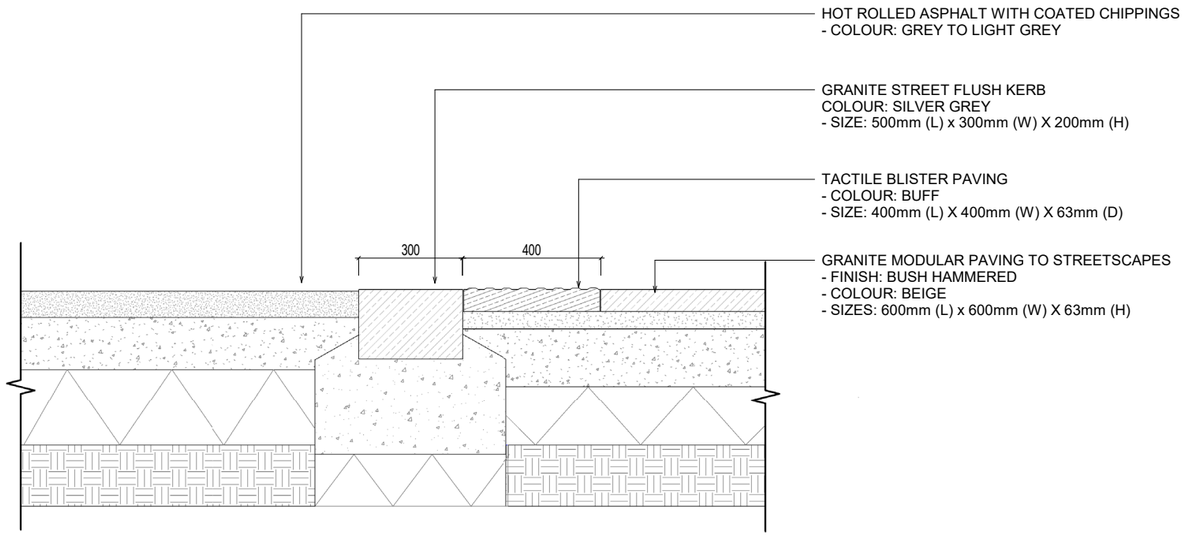
Reference Images

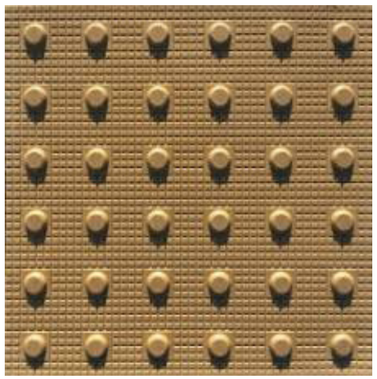
Appendix 5 - Taking In Charge

5.02 DCC Roads

Edge Paving (Tactile)
- Concrete Blister Paving







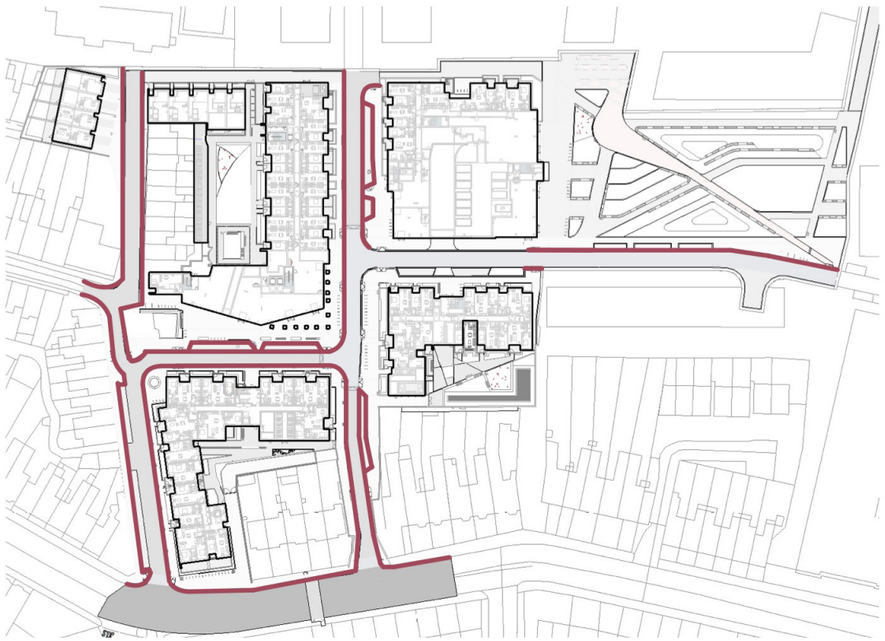
Reference Image

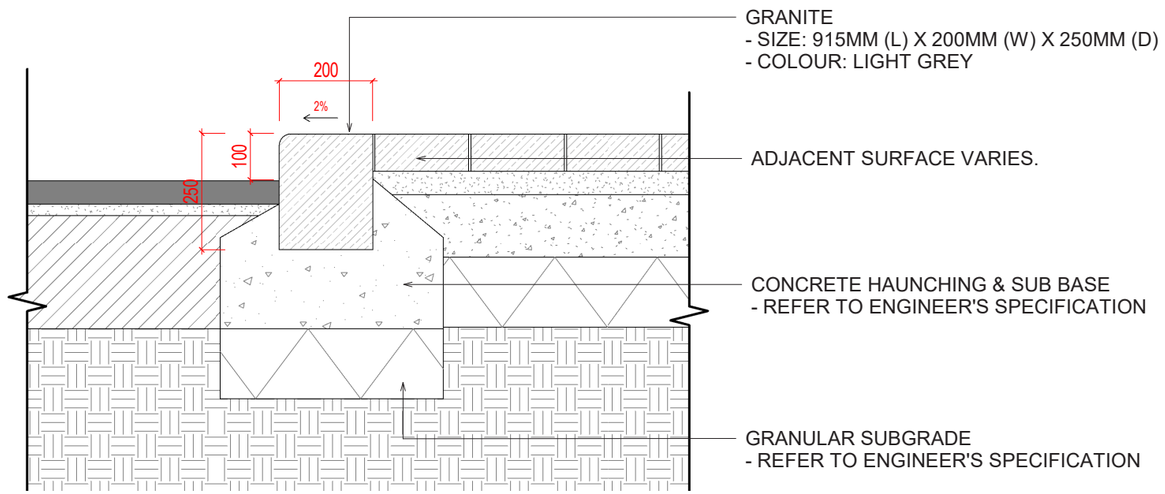
Appendix 5 - Taking In Charge

5.02 DCC Roads

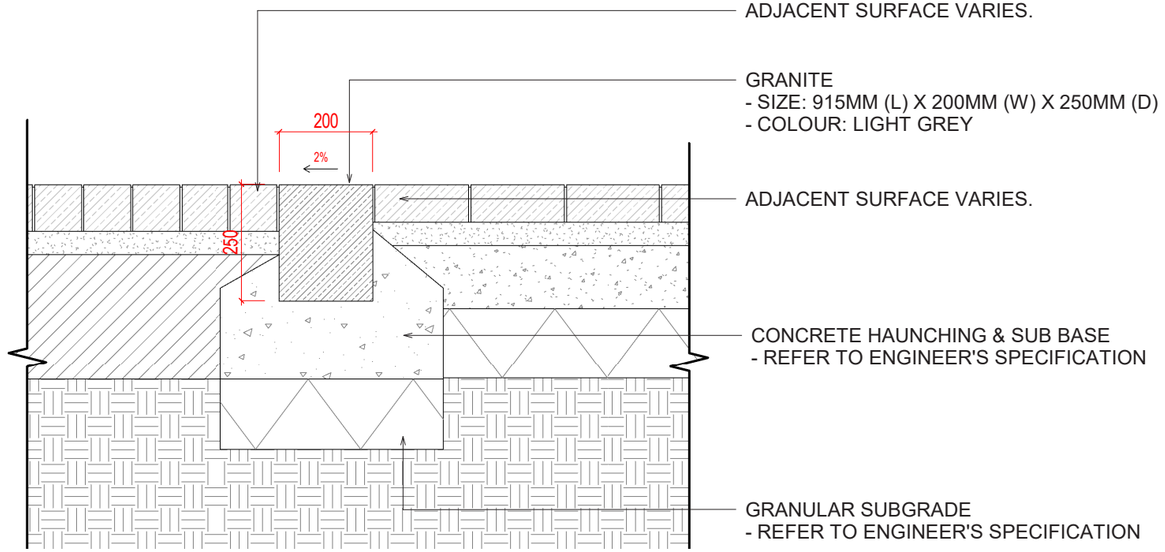
Street Kerb (Raised & Flush)
- Granite







Raised Kerb



Flush Kerb

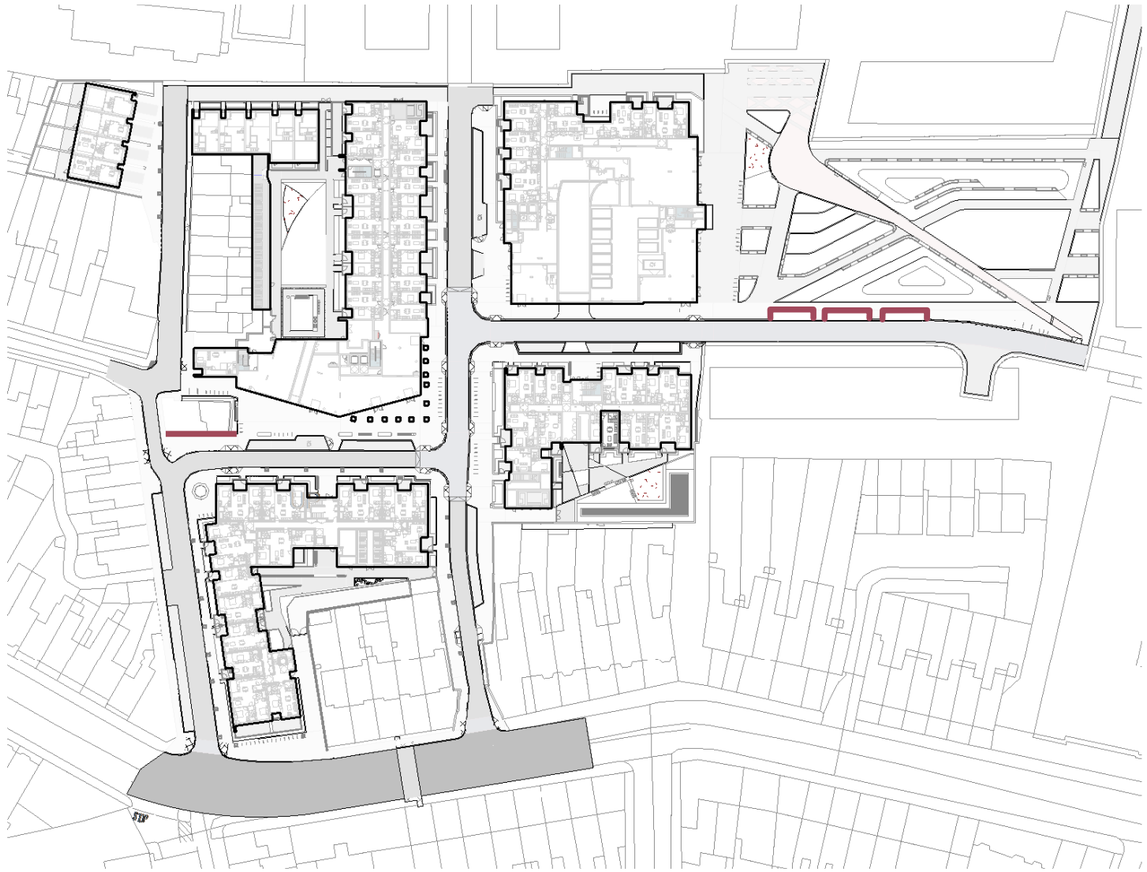


Reference Image

Appendix 5 - Taking In Charge

5.02 DCC Roads

Flush Kerb to Planting Area
- Granite Flat Top Pin Kerb





Reference Image

TYPE: FLAT TOP PIN KERB

MATERIAL: GRANITE PIN KERB

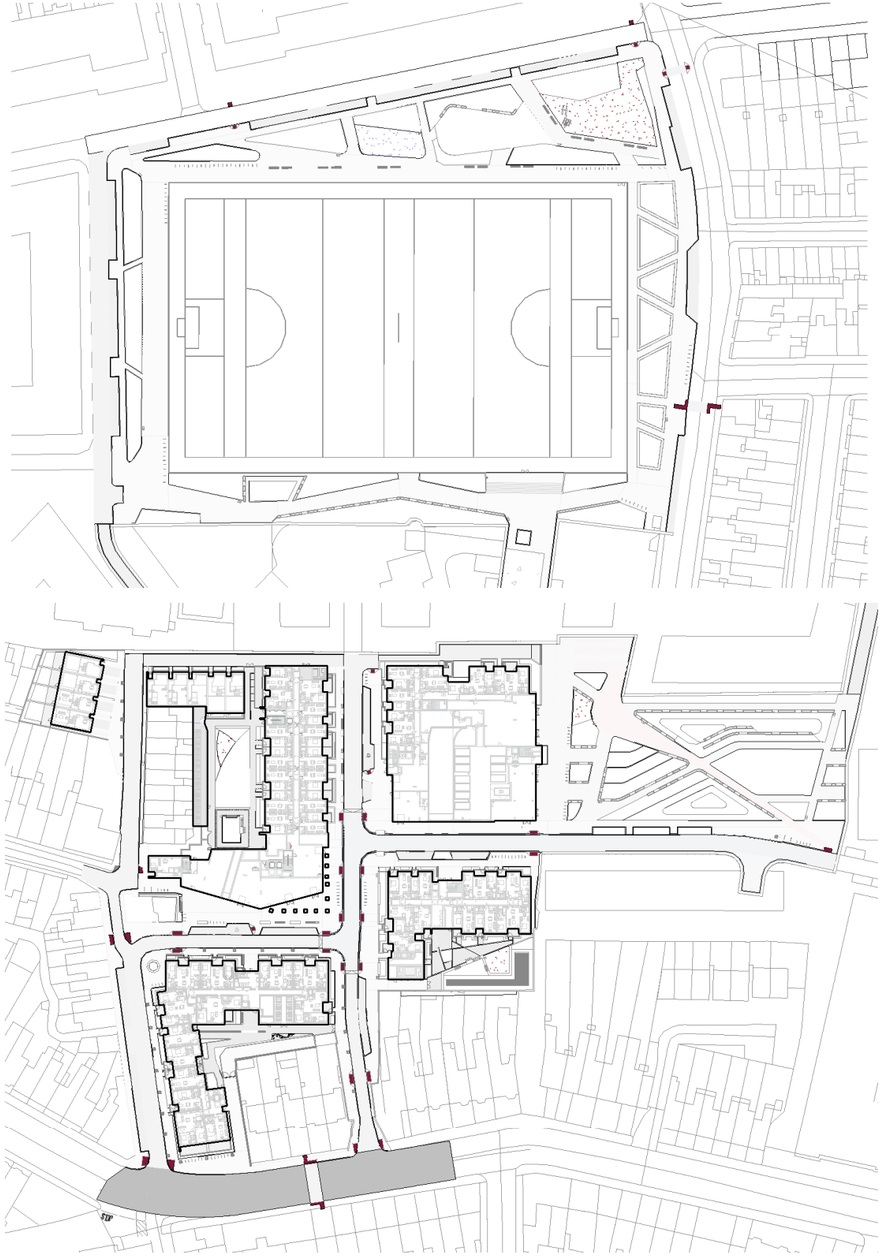
COLOUR: GREY

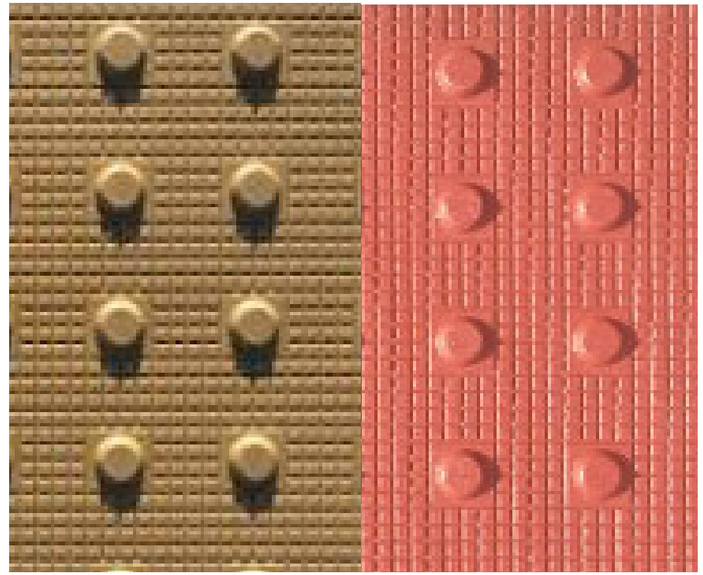
DIMENSIONS: 500MM (L) X 150MM (W) X 200MM (H)

Appendix 5 - Taking In Charge

5.02 DCC Roads

Crossing Points
- Concrete Blister Paving





Reference Image

TYPE: TACTILE BLISTER PAVING

MATERIAL: PRE-CAST

COLOUR: RED (CONTROLLED CROSSING)
BEIGE (UNCONTROLLED CROSSING)

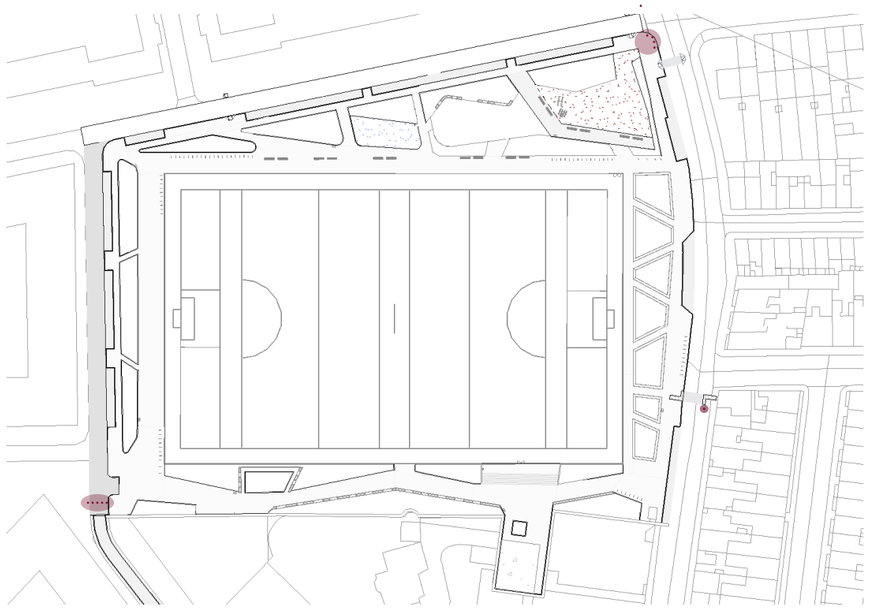
DIMENSIONS: 400MM (L) X 400MM (W) X 50MM (D)

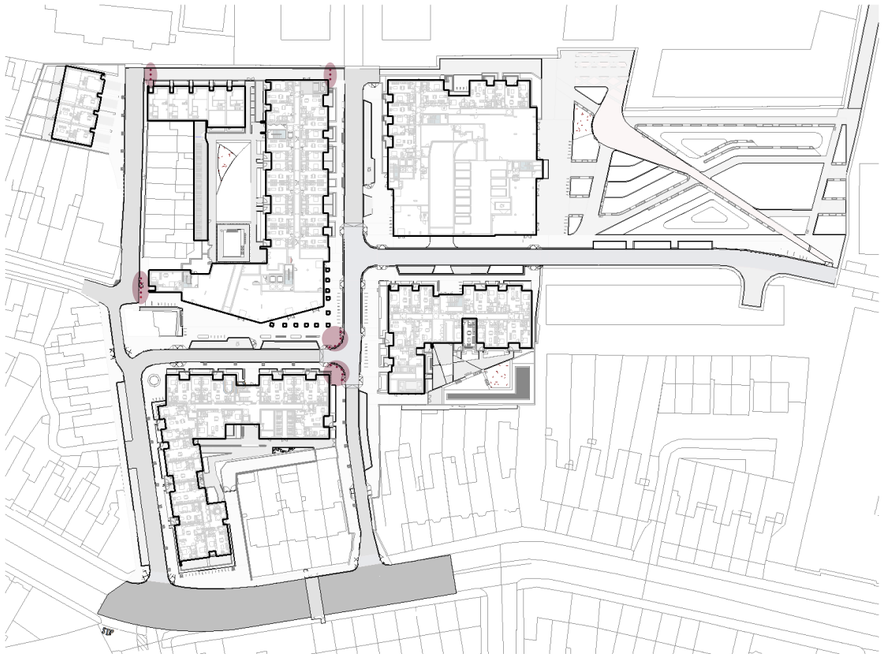
Appendix 5 - Taking In Charge

5.02 DCC Roads

Bollards to Streetscape

- Cast Iron







BRUNEL BOLLARD

TYPE: LIGHT/MEDIUM DUTY

MATERIAL: CAST IRON

DIMENSIONS: Ø 130MM X 1600MM (H)

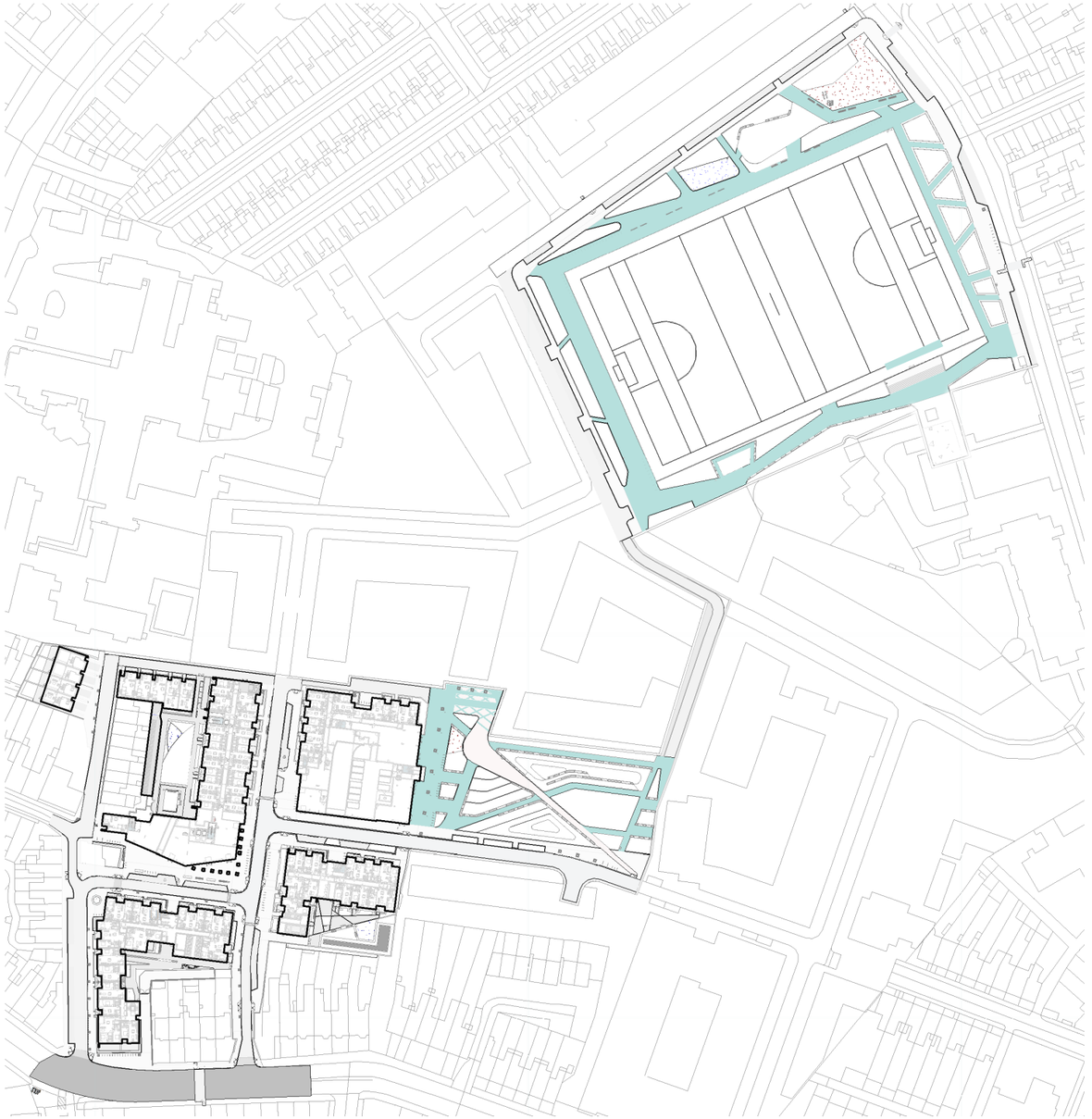
COLOUR: BLACK

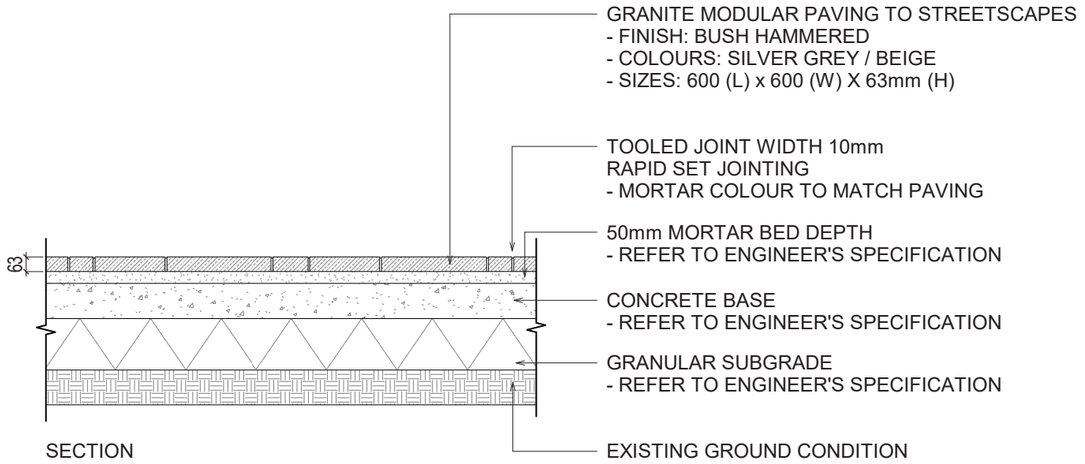
Appendix 5 - Taking In Charge

5.03 DCC Parks

Block Paving to Parks

- Granite Paving





SECTION





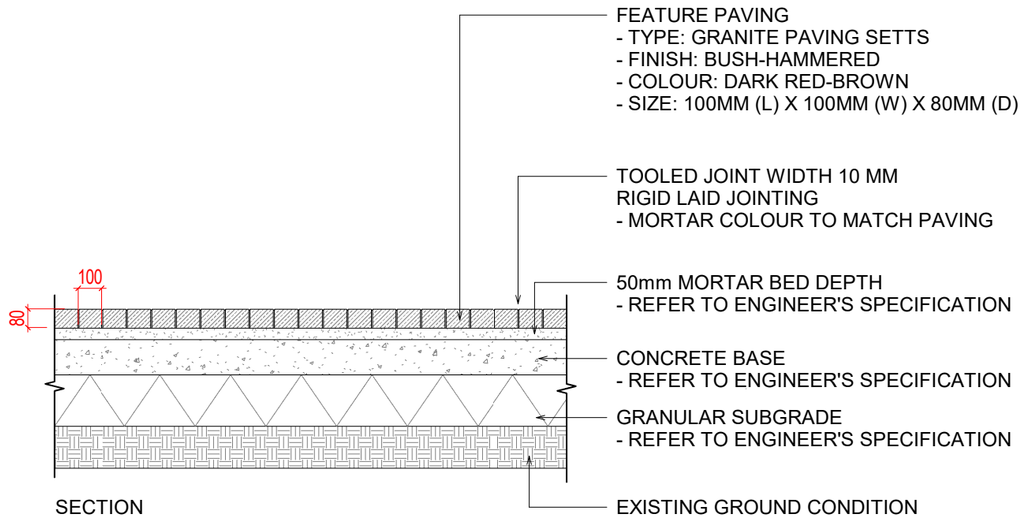
Reference Images

Appendix 5 - Taking In Charge

5.03 DCC Parks

Feature Paving
- Granite Paving Setts









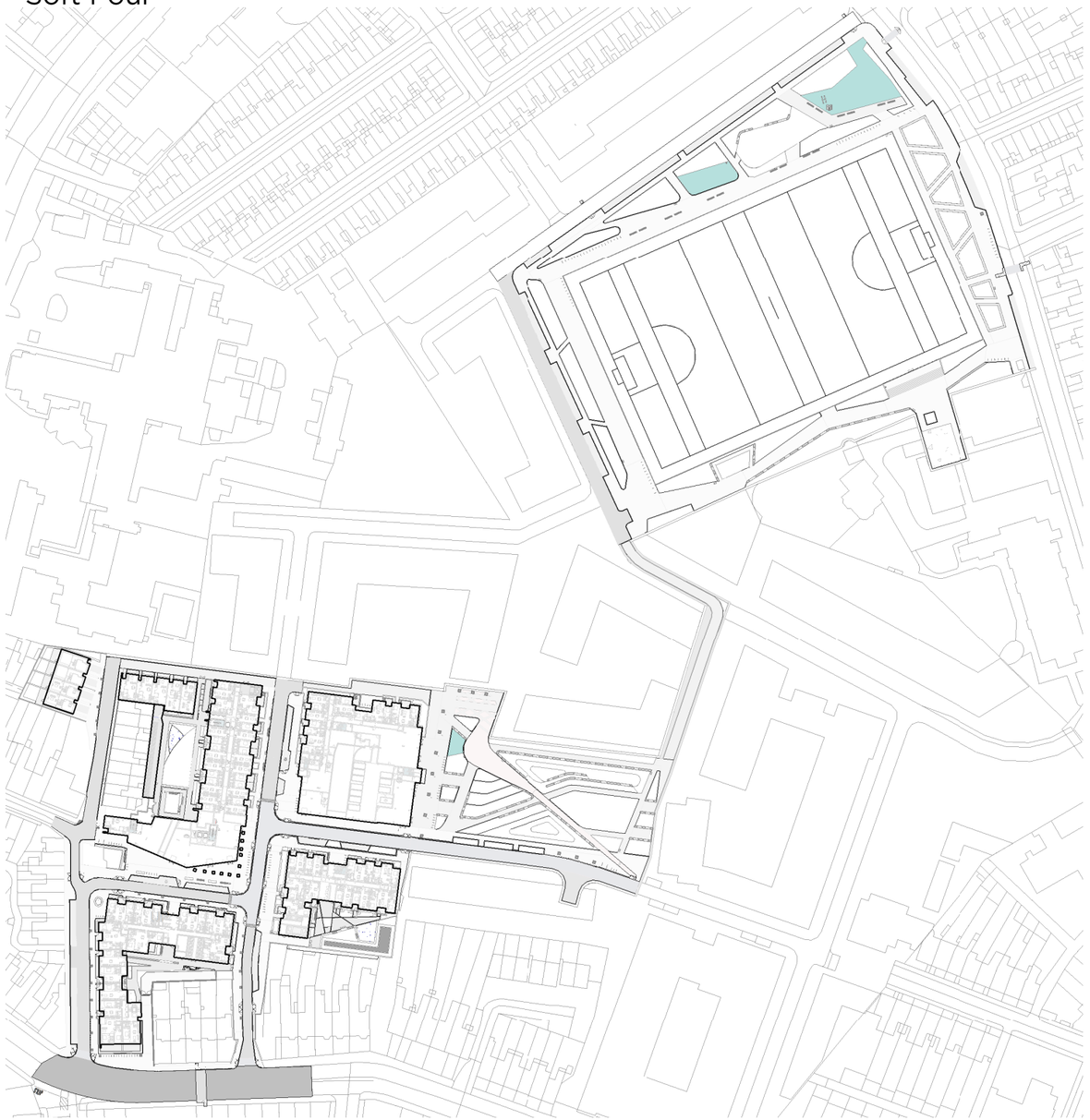
Reference Images

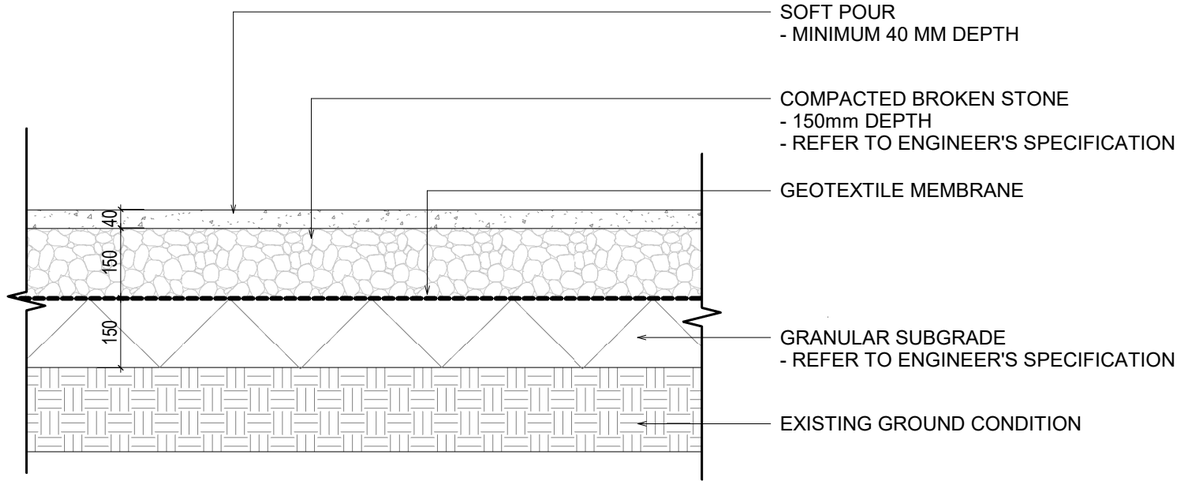
Appendix 5 - Taking In Charge

5.03 DCC Parks

Play and Exercise Areas

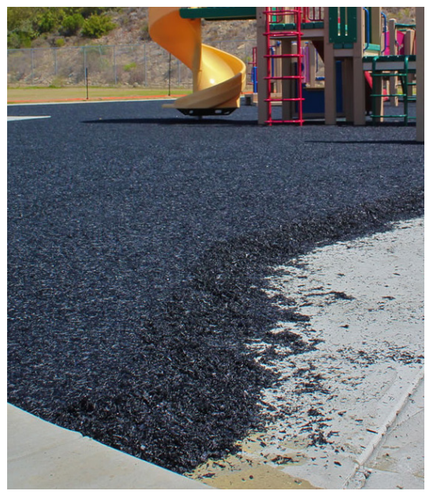
- Soft Pour







Reference Images

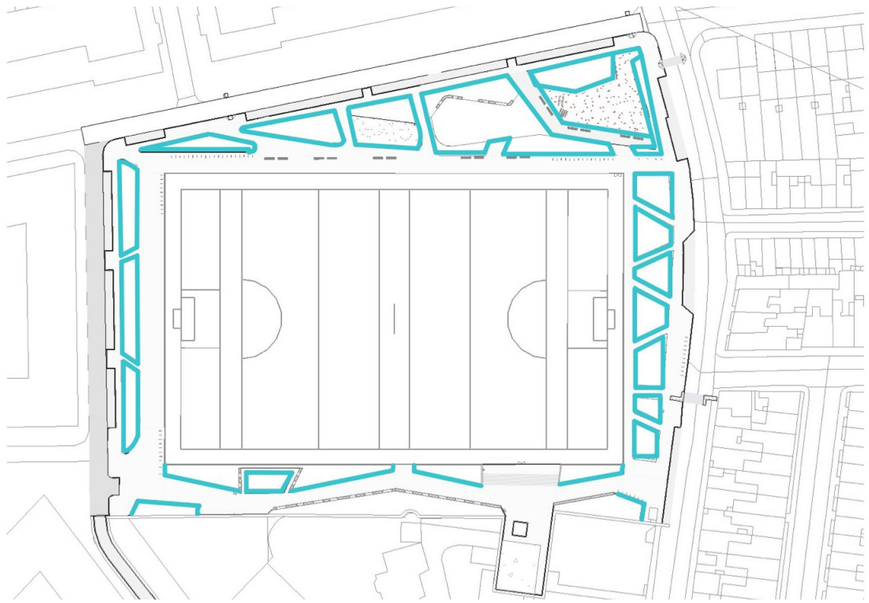


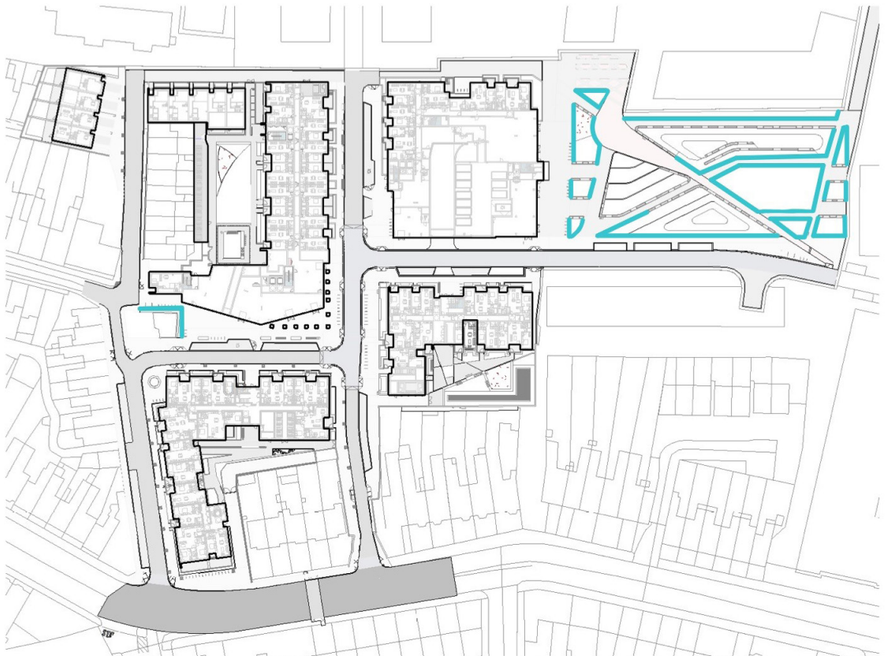
Appendix 5 - Taking In Charge

5.03 DCC Parks

Flush Kerb to Planting Area

- Granite Flat Top Pin Kerb







TYPE: CONCRETE FLAT TOP PIN KERB

MATERIAL: GRANITE PIN KERB

COLOUR: GREY

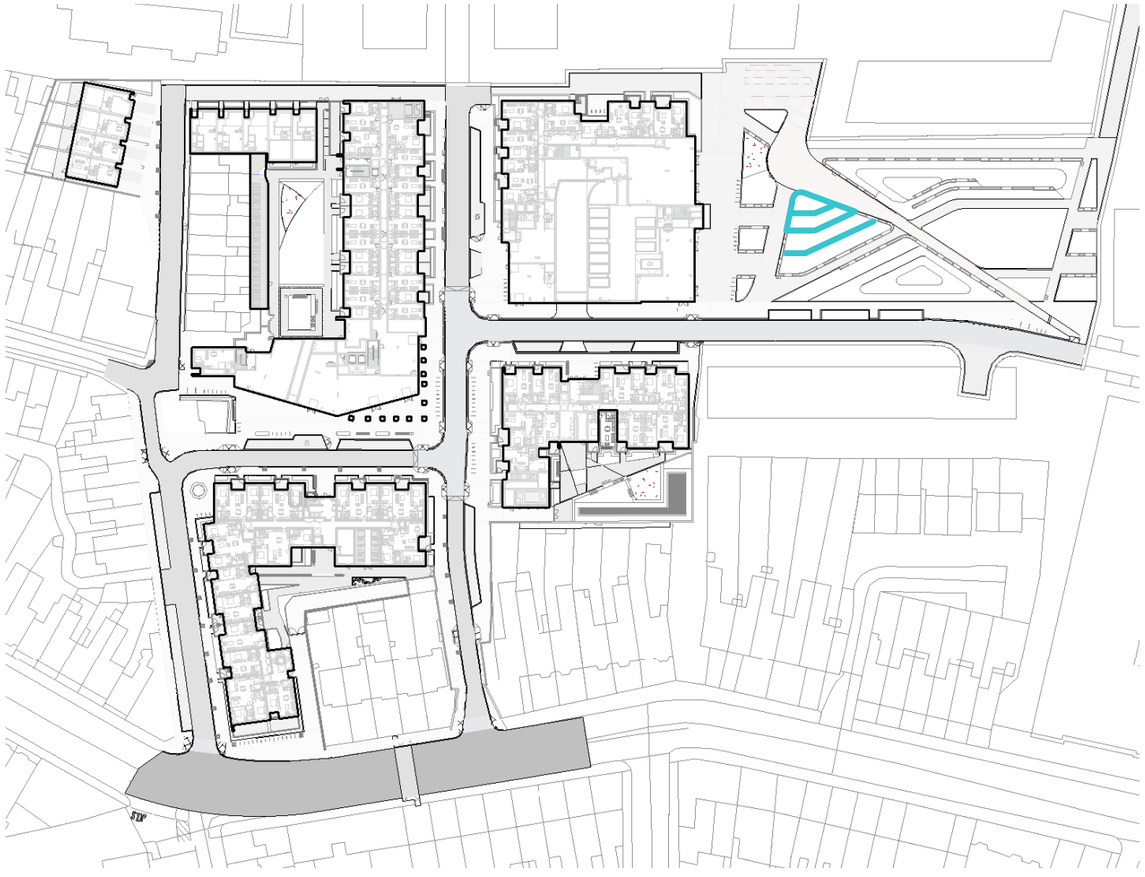
DIMENSIONS: 500MM (L) X 150MM (W) X 200MM (H)

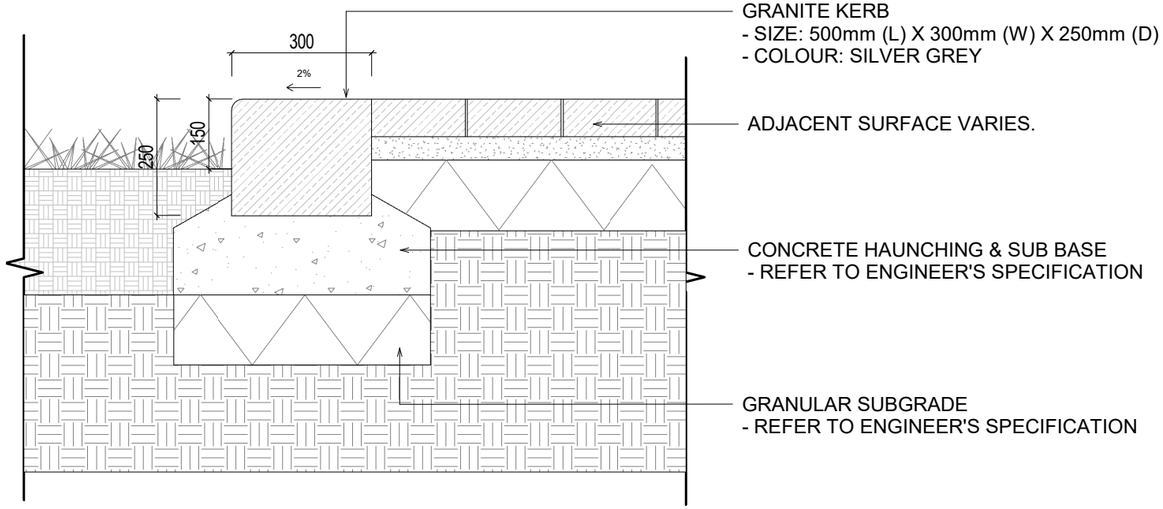
Appendix 5 - Taking In Charge

5.03 DCC Parks

Raised Kerb

- Granite







TYPE: NATURAL STONE KERB

MATERIAL: GRANITE

COLOUR: NATURAL

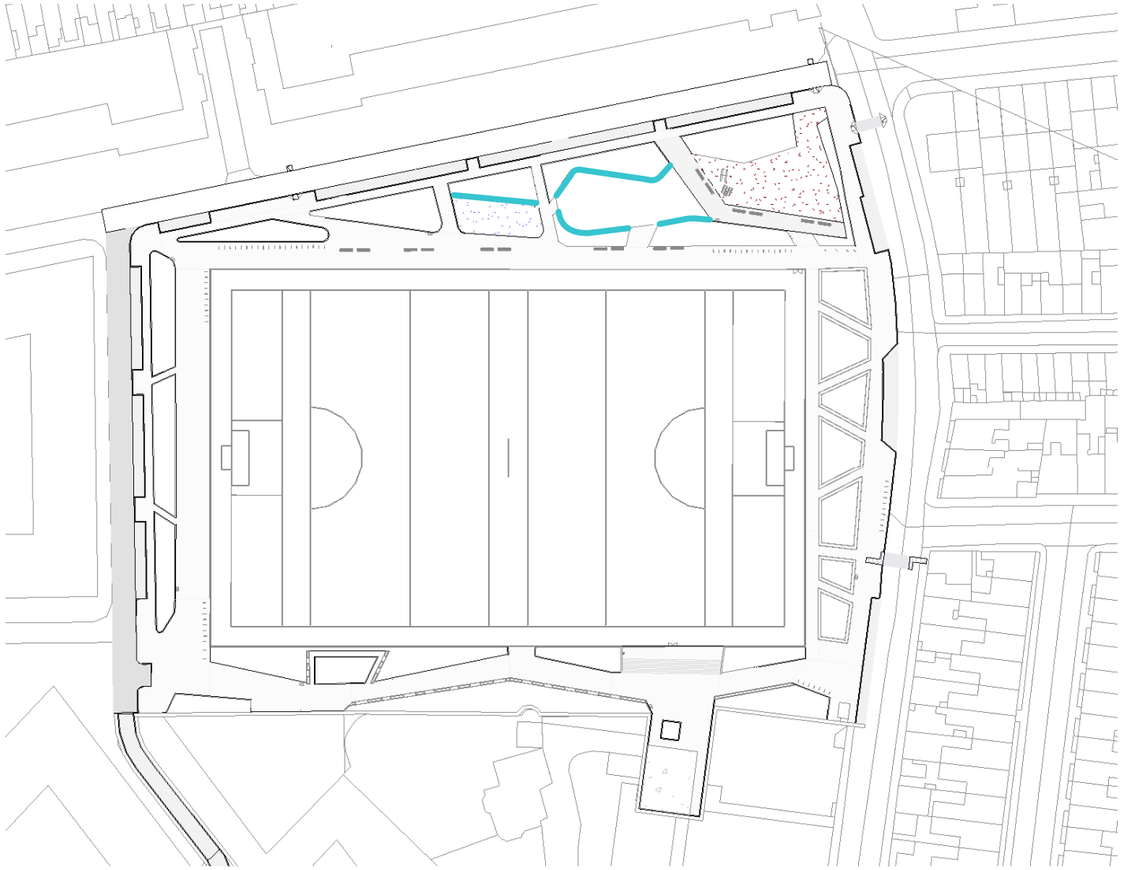
DIMENSIONS:

915MM (L) X 200MM (W) X 250MM (D)

Appendix 5 - Taking In Charge

5.03 DCC Parks

Metal Edging to Planting Area
- Aluminium Edge





TYPE: METAL EDGING

MATERIAL: ALUMINIUM

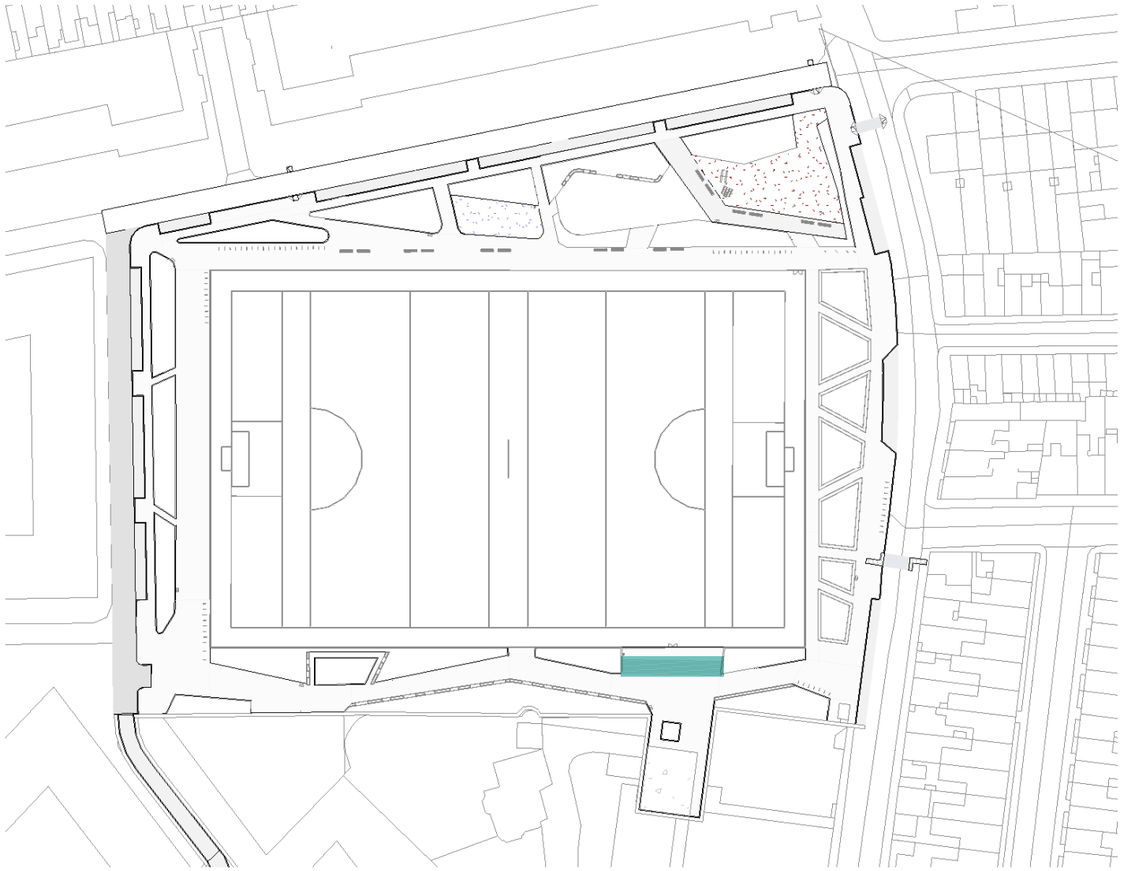
DIMENSIONS: 2000MM (L) X 3MM (W) X 150MM (H)

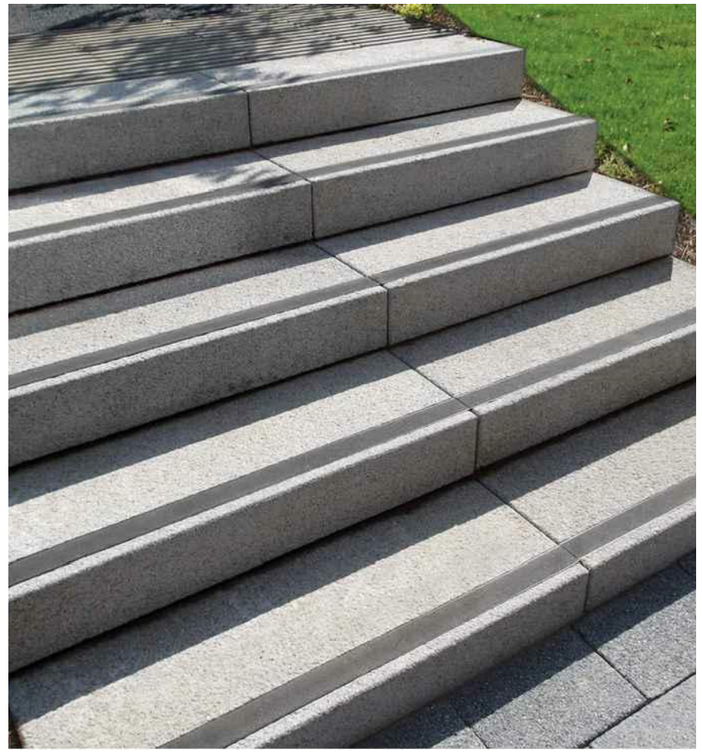
Appendix 5 - Taking In Charge

5.03 DCC Parks

Steps

- Granite Aggregate





SUPPLIER: TOBERMORE

TYPE: GRANITE STEP UNIT

MATERIAL: GRANITE AGGREGATE WITH DELINEATION STRIPS

COLOUR: SILVER

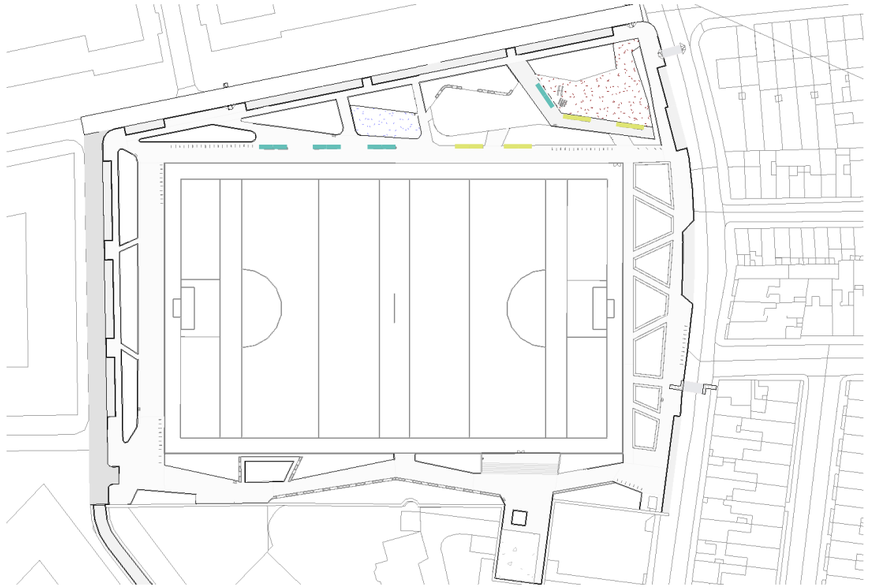
DIMENSIONS: 1000MM (L) X 350MM (W) X 150MM (H)

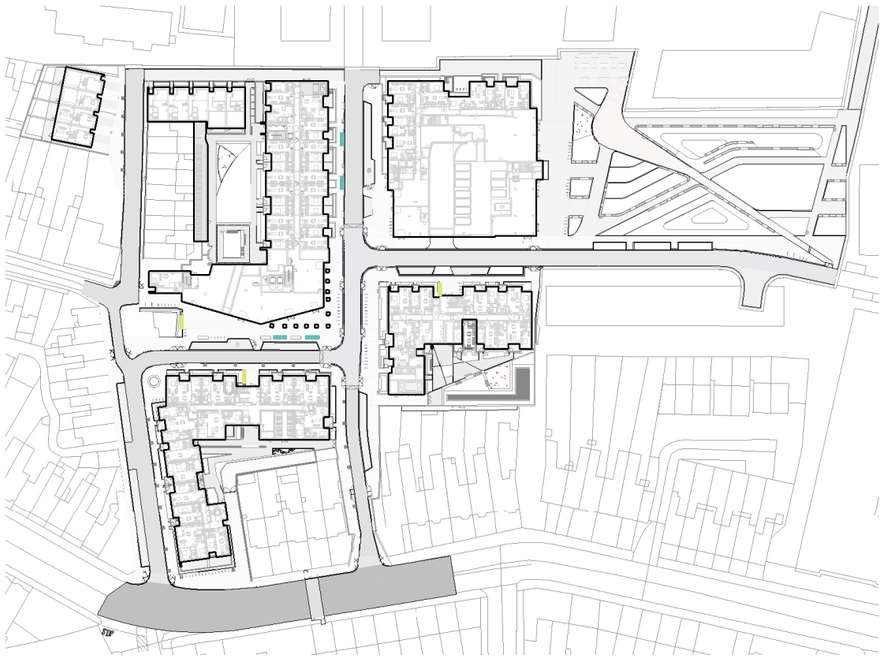
Appendix 5 - Taking In Charge

5.03 DCC Parks

Bench

- Timber Seat with Granite Base







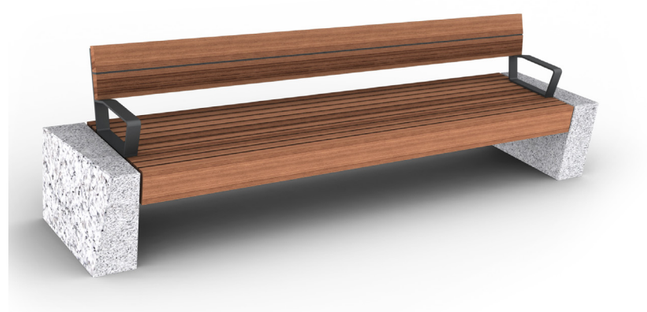
SUPPLIER: OMOS LTD.

MODEL: V49S

SEATING: BENCH WITHOUT BACKREST / ARMREST

FINISH: HONED GRANITE

DIMENSIONS: 3000MM (L) X 600MM (D) X 450MM (H)



SUPPLIER: OMOS LTD.

MODEL: V49S

SEATING: BENCH WITH BACKREST / ARMREST

FINISH: HONED GRANITE

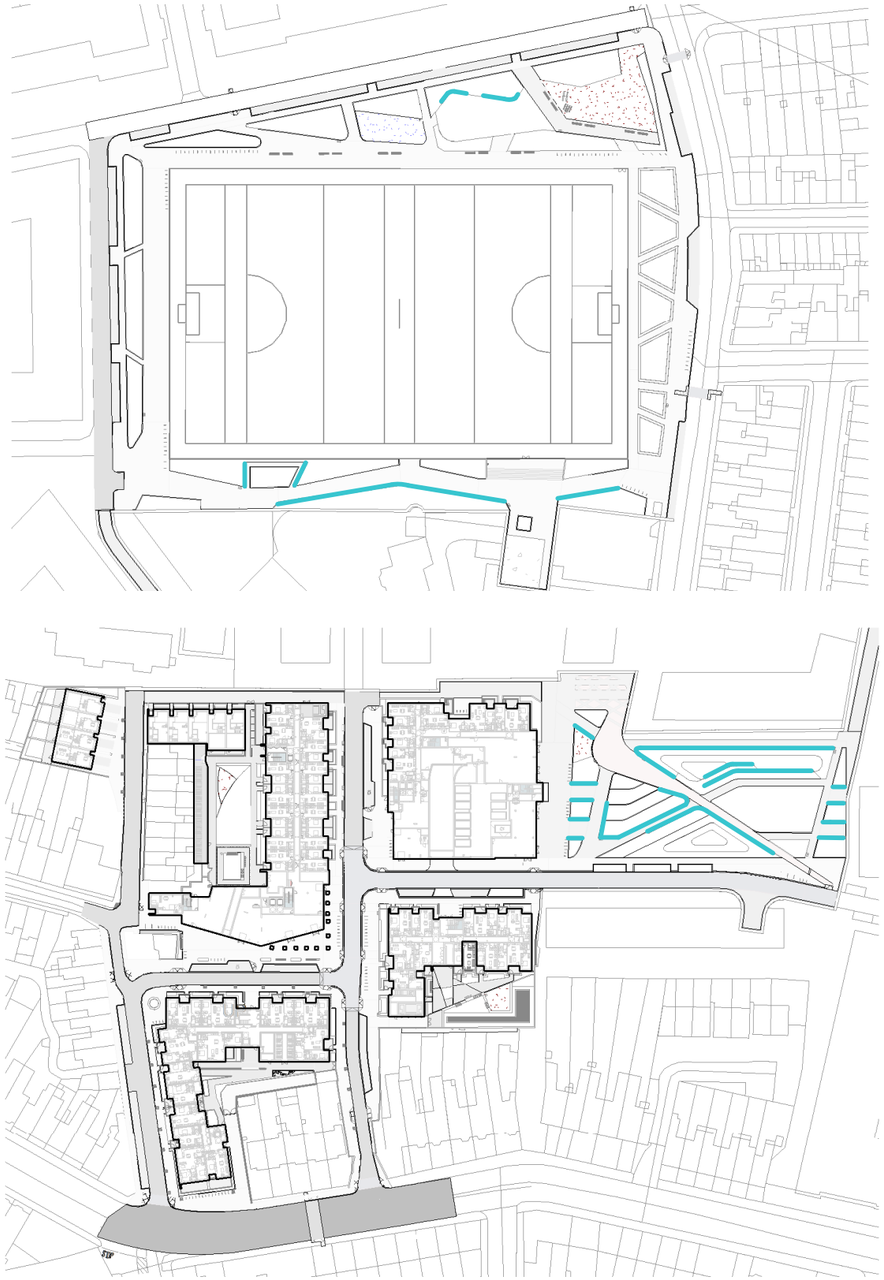
DIMENSIONS: 3000MM (L) X 600MM (D) X 831MM (H)

Appendix 5 - Taking In Charge

5.03 DCC Parks

Seating Wall to Parklands

- Pre-cast Concrete Bench with Timber Top







SUPPLIER: CASSIDY BROTHERS

SEATING: PRE-CAST CONCRETE BENCH

FINISH: TIMBER HARDWOOD FSC APPROVED AIR DRIED

CUMARU OR SIMILAR APPROVED

50% WITH BACKREST + ARMREST

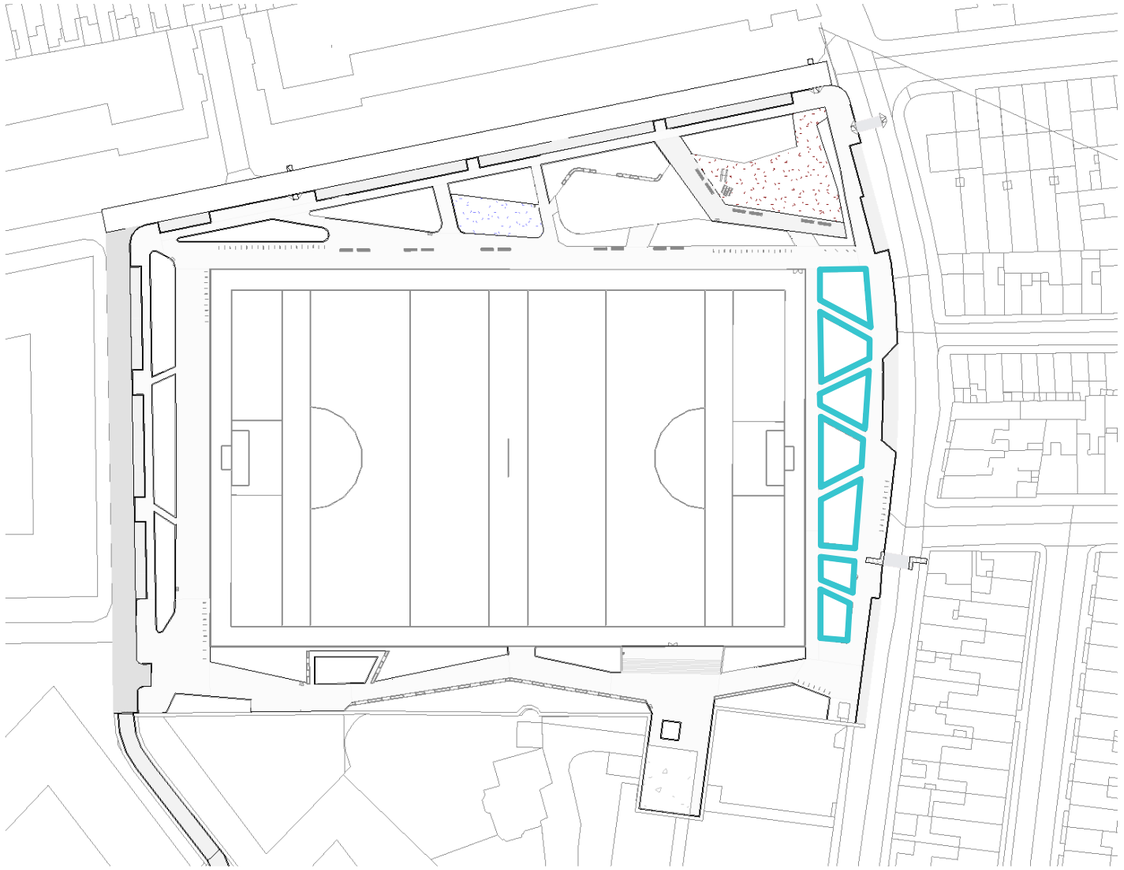
DIMENSIONS: LENGTH VARIES X 600MM (D) X 450MM (H)

Appendix 5 - Taking In Charge

5.03 DCC Parks

Bench

- Timber Top Seat





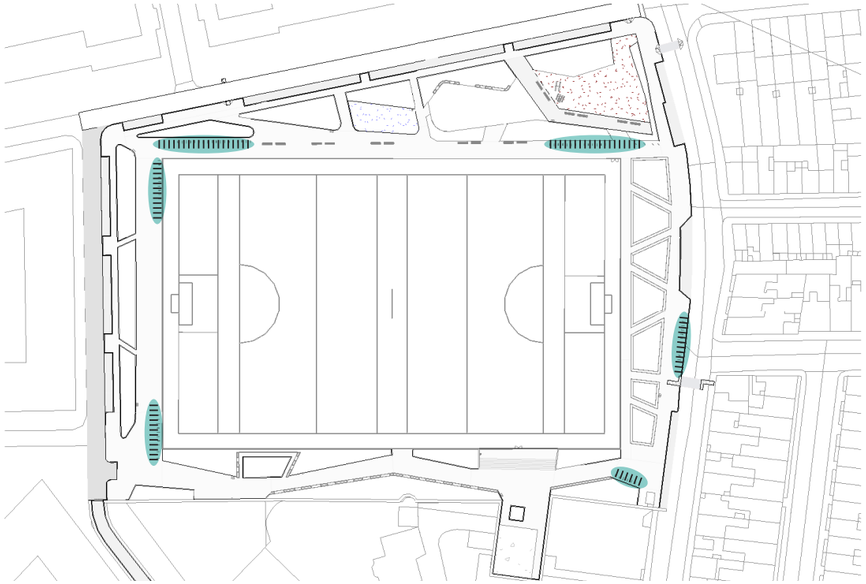
Reference Image

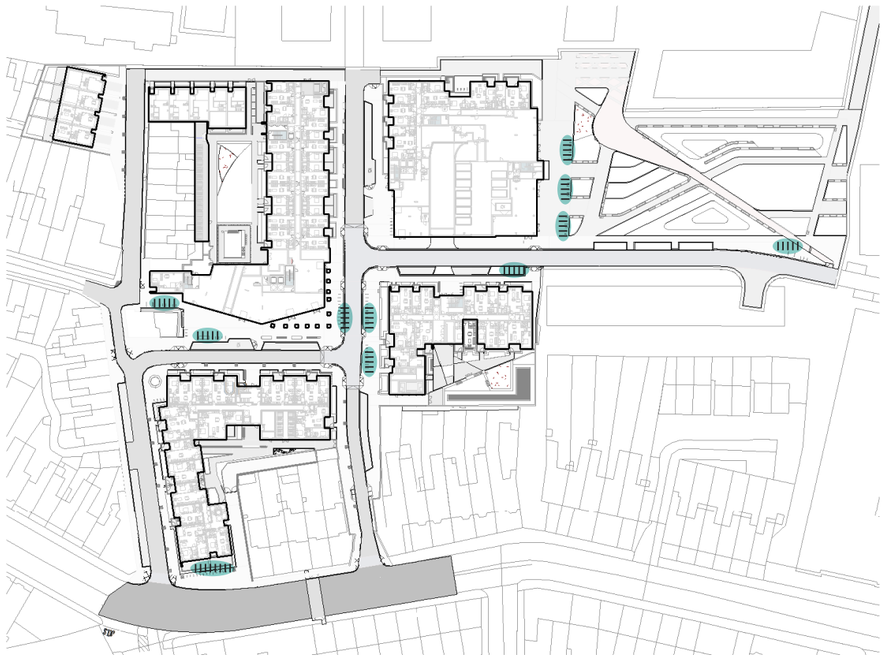
Appendix 5 - Taking In Charge

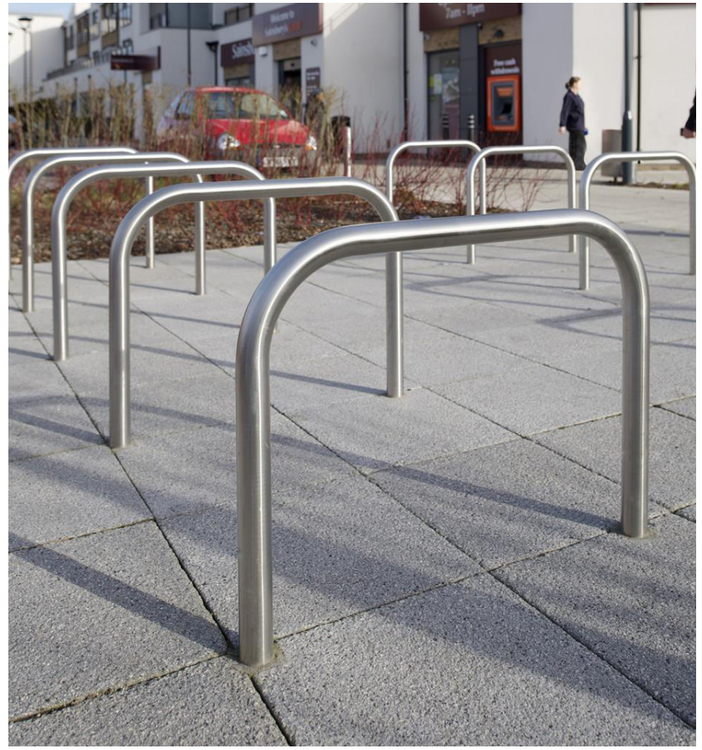
5.03 DCC Parks

Bicycle Stands

- Stainless Steel Sheffield Stand







SUPPLIER: KENT STAINLESS

TYPE: SHEFFIELD CYCLE STAND

MATERIAL: STAINLESS STEEL

COLOUR: SILVER

DIMENSIONS: 50MM (Ø) X 100MM (W) X 100MM (H)

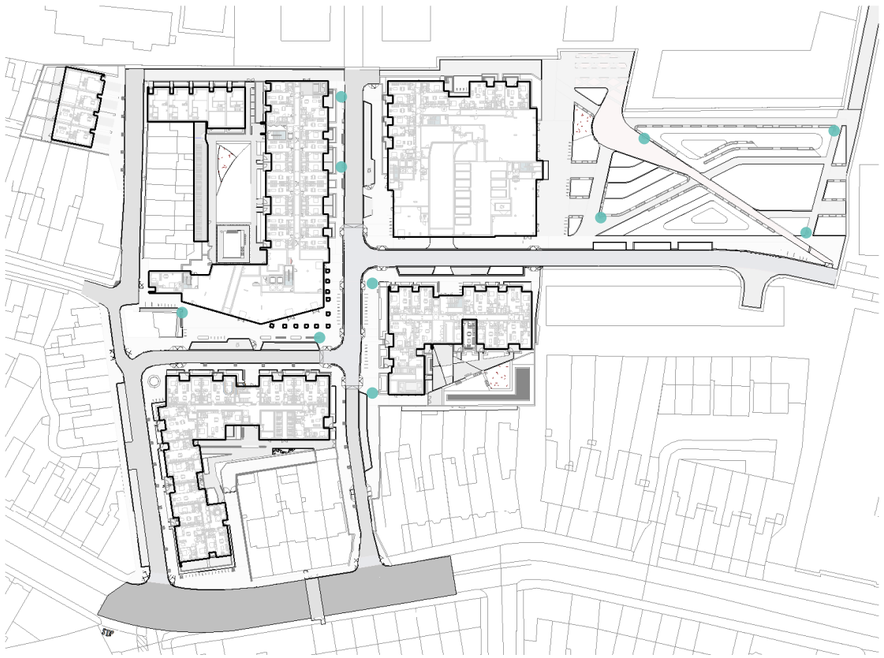
Appendix 5 - Taking In Charge

5.03 DCC Parks

Bins

- Steel Three Compartment Bin







SUPPLIER: OMOS LTD.

TYPE: TWO COMPARTMENT S45 BIN

MATERIAL: GALVANISED STEEL

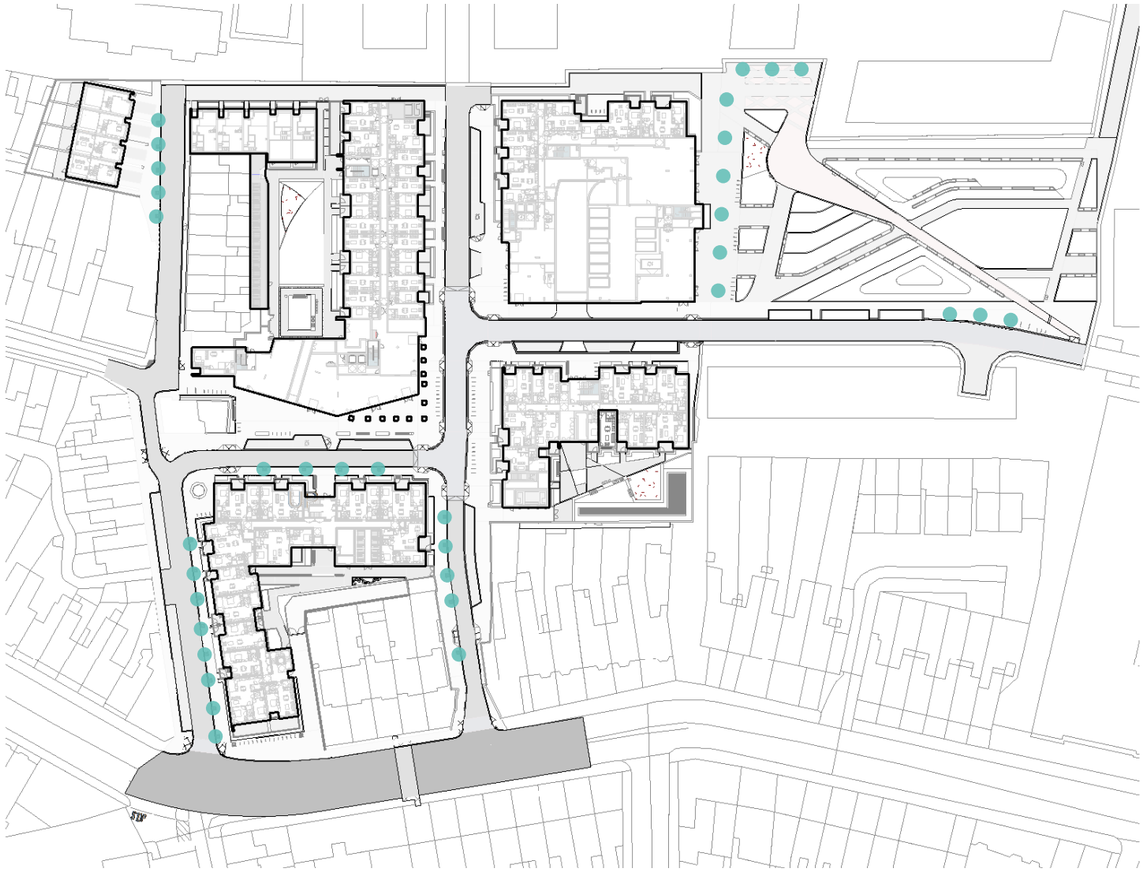
COLOUR: SILVER

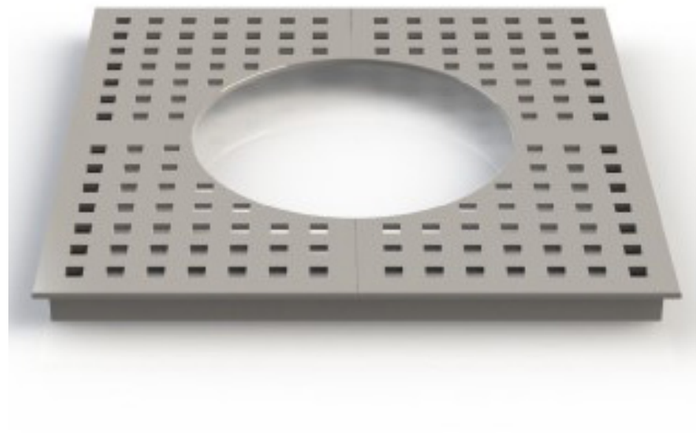
DIMENSIONS: 390MM (D) X 800(W) X 1102MM (H)

Appendix 5 - Taking In Charge

5.03 DCC Parks

Tree Grille
- Galvanized Mild Steel with Powder Coated Finish





SUPPLIER: OMOS LTD.

TYPE: CIT LC TREE GRILLE

MATERIAL: GALVANIZED MILD STEEL WITH POLYESTER POWER COATED FINISH

COLOUR: LIGHT GREY

DIMENSIONS: 900MM (L) X 900MM (W) X 10MM (H)

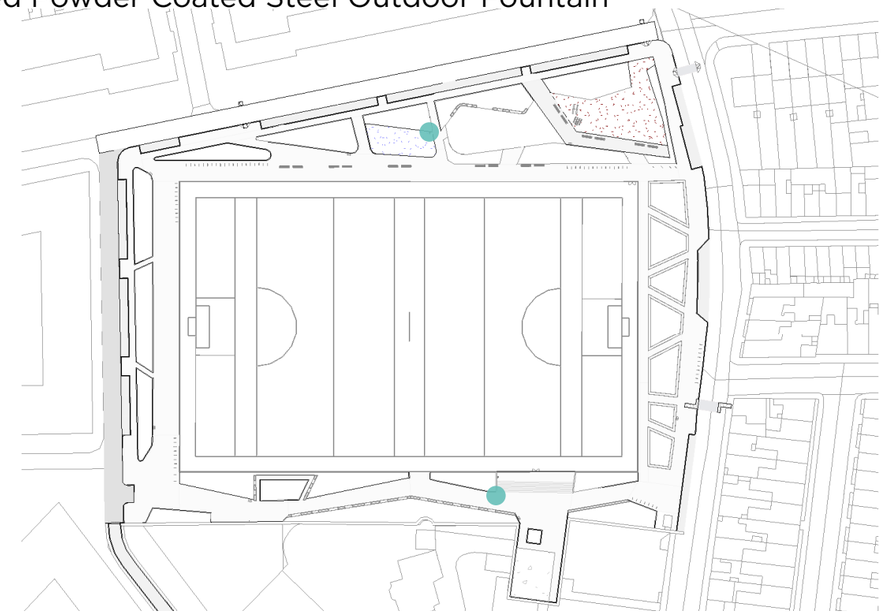
INNER DIAMETER 500/600MM

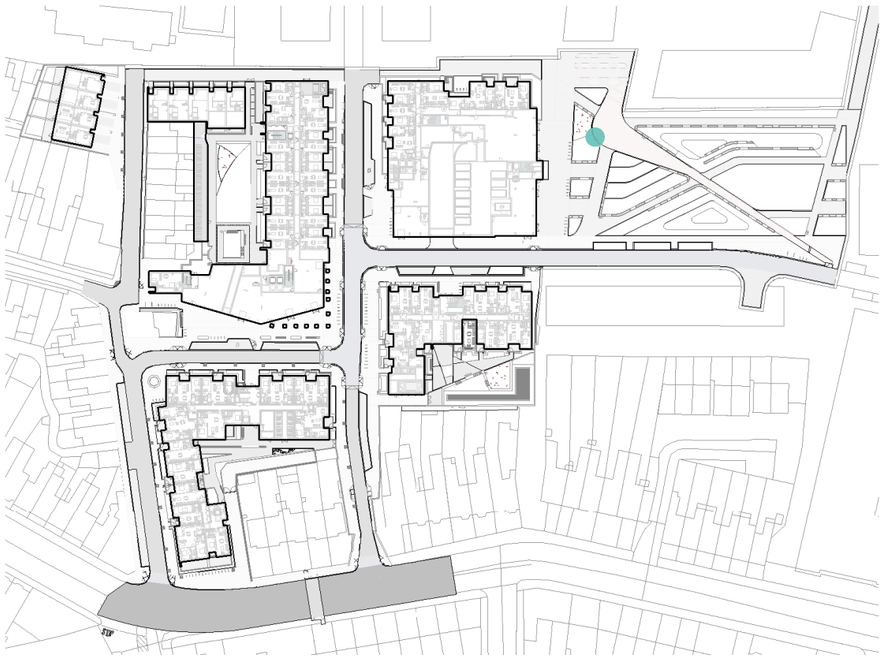
Appendix 5 - Taking In Charge

5.03 DCC Parks

Accessible Drinking Fountain

- Galvanized Powder Coated Steel Outdoor Fountain







SUPPLIER: RILOX IRELAND

SEATING: OUTDOOR DRINKING FOUNTAIN

WHEELCHAIR ACCESSIBLE

FINISH: GALVANISED POWDER COATED STEEL

COLOUR: RAL 7022

DIMENSIONS: 778MM (H) X 1800MM (W) X 513MM (D)

NMP | Landscape Architecture
33 Rock Road
Williamstown
Blackrock
Co. Dublin

P +353 12121800

e. herman@nmp.ie