



Moygaddy Castle SHD Maynooth, Co. Meath

LANDSCAPE RATIONALE

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Landscape Architects & Consultants

August 2022



Location



Figure 1


 Moygaddy Future Development

The proposed development lands are situated in Moygaddy (Maigh Gadaí), County Meath, just north of Maynooth. The Applicant controls a land bank of circa 240 Acres, as shown in Figure 1, which is earmarked for major infrastructure upgrades and future mixed use development.

The largely greenfield site is bordered by mature trees and hedgerows, with many scenic vantage points which offer elevated views south to Maynooth and the surrounding hinterland. The location of proposed Strategic Housing, which is the subject of this application is shown in Figure 2.



Figure 2

 Proposed Site Location

Planning Permission is sought be Sky Castle Ltd. for the development of a site which extends to 19.52 hectares gross site area in the townland of Moygaddy, Maynooth Environs, Co. Meath. The net developable area equates to 7.89 hectares which equates to a residential density of 45.6 units per hectare.



Spatial Context / Open Space Hierarchy (per Meath County Development Plan)



Land Use Zonings:

-  Subject Site
-  Strategic Employment
-  Tourism
-  Community Infrastructure
-  High Amenity - Future Public Park & Riverside Walks
-  Proposed Residential
-  Education (under construction)
-  Lyreen Angling Centre



Masterplan Phasing



- Community Infrastructure Zone
- Residential
- Strategic Employment Zone
- Tourism Zone
- High Amenity Area
- Creche



Views



1. Moygaddy Castle - Tower house in ruins



2. View across lands of elevation change and mature specimen trees.



3. Typical agricultural boundary condition found throughout the lands



4. View across the Rye River



Habitat Retention & Creation



-  Land Ownership
-  Proposed Parkland
-  Proposed Habitat Wetland
-  Existing & Proposed Woodland Willow / Birch / Alder
-  Retained Hedgerows
-  Proposed Parkland Trees Oak , Horsechestnut, Pine, Larch

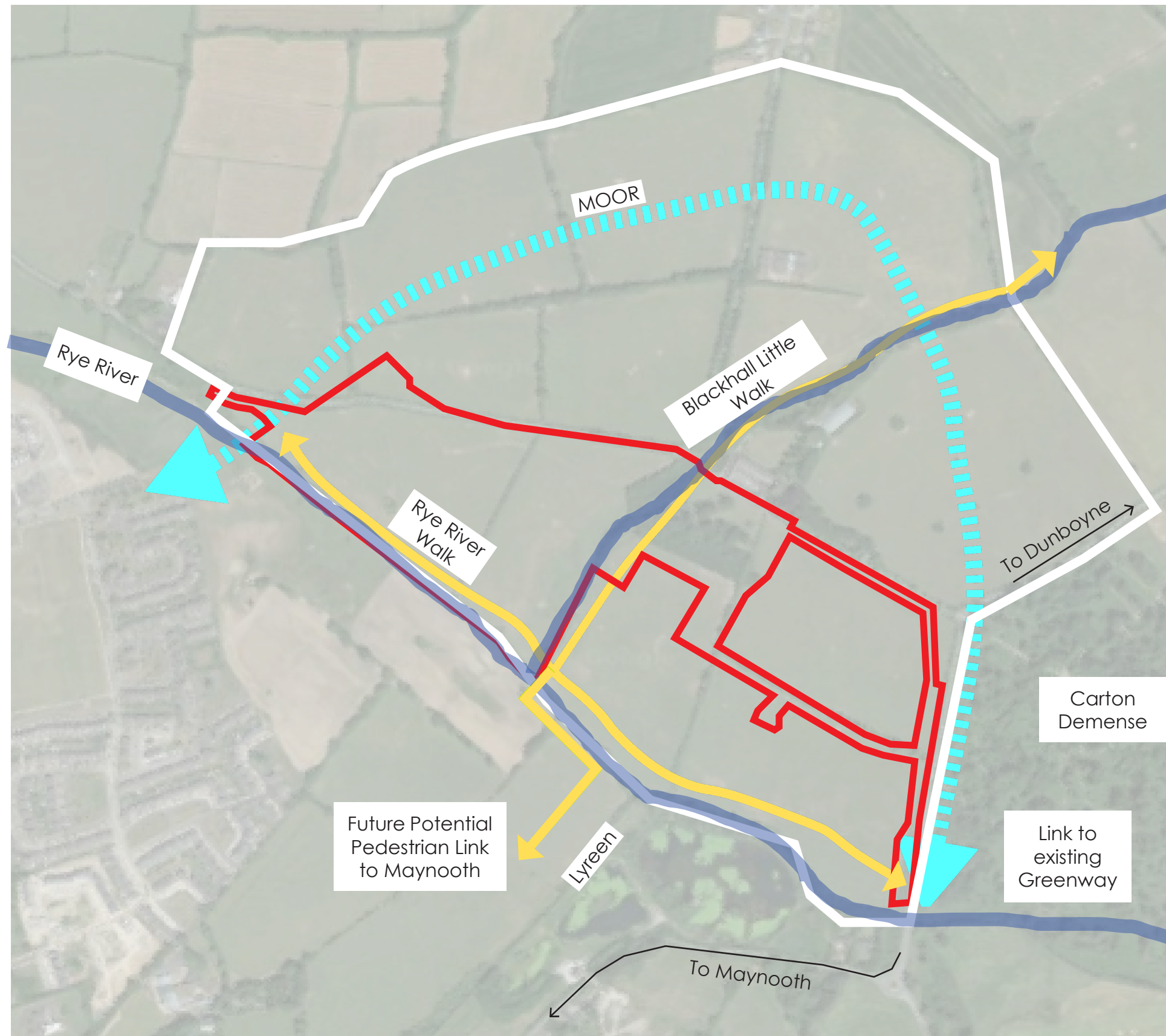


Existing Woodland



Rye River

Development Connectivity Context



— Riverside Walk

— New Road Access / MOOR

Connectivity

A key objective of the design brief is to reduce car dependency by providing high quality pedestrian and cycle networks. The provision of green infrastructure and walking and cycle trails will integrate the new development into the existing landscape.

The design brief is to promote permeability throughout the entire masterplan area to facilitate the phased delivery of direct pedestrian and cycle linkages with the town of Maynooth and surrounding amenities and employment and medical zones.

As part of the wider masterplan, this Strategic Housing Development proposal will deliver a section of the Rye Riverside Walk and the Blackhall Little walk which will ultimately be linked to the future residential phases of the masterplan, located to the east. The Rye Riverside and Blackhall Little walks will be delivered in an integrated and phased manner.



DESIGN PROPOSAL



Landscape Masterplan

Overview



| | |
|---|---|
| LEGEND | |
| | Boundary Line |
| SOFT LANDSCAPE | |
| Proposed Tree Planting | |
| Street Trees / Front Garden 14-16cm | |
| T1 Acer campestre 'Elsrijk' | T4 Pyrus calleryana 'Chanticleer' |
| T2 Carpinus betulus 'Fastigiata' | T5 Sorbus acuparia^ |
| T3 Tilia cordata 'Greenspire'^ | |
| Front Garden 12-14cm | |
| T6 Amelanchier lamarckii | T7 Viburnum opulus |
| Open Space 14-16cm / 20-25cm | |
| T8 Betula pendula | T12 Pinus sylvestris, |
| T9 Alnus glutinosa | T13 Quercus robur 'Koster' |
| T10 Quercus robur | T14 Aesculus hippocastanum^ |
| T11 Fagus sylvatica | T15 Prunus avium^ |
| Multistemmed Trees 12-14cm | |
| T16 Prunus avium 'Plena' | T18 Malus 'John Downie'^ |
| T17 Betula utilis var. jacquemontii | T19 Betula pendula 'Multi-stem' |
| | Existing Retained |
| | Trees Retained |
| | Hedgerows Retained |
| | Hedgerows Removed |
| | G1 Amenity Grass (300mm topsoil depth) |
| | G2 Amenity Grass - Rear Gardens (300mm topsoil depth) |
| | S1 - Shrub Planting 450mm topsoil depth |
| | S2 - Shrub Planting: Public Areas 450mm topsoil depth |
| | S3 - Residential Edging Buffer 450mm topsoil depth |
| HARD LANDSCAPE | |
| Homezone Residential Roadway - Shared Surface Tarmacadam, hot rolled with buff graphic chipping, with in-situ concrete kerbs | |
| Main Roadway Tarmacadam, with in-situ concrete kerbs | |
| Concrete Footpath (to Engineer's Specification) In-situ concrete. Brushed with trowel edge finish with PC concrete kerbs. | |
| Feature Paving - Permeable Paving | |
| Roadside Parking Permeable tarmac, or similar approved | |
| Own Curtilage Parking Permeable Paving | |
| Compacted Gravel Surface Ballylusk or similar, as approved | |
| Cycle Path Tarmacadam, colour to be decided | |
| Playground Surfacing Wetpour Safety Surface | |
| LANDSCAPE FURNITURE / FEATURES | |
| Benches Hartecast HC2001S Bench or similar approved | |
| Found Play Elements Natural Play Elements - mounding, stepping stones, balance logs, vertical logs, as agreed prior to taking in charge | |
| Structured Play Elements Multi-age play Elements | |
| Painted Games Thermoplastic painted games on concrete | |

Arboricultural Impact

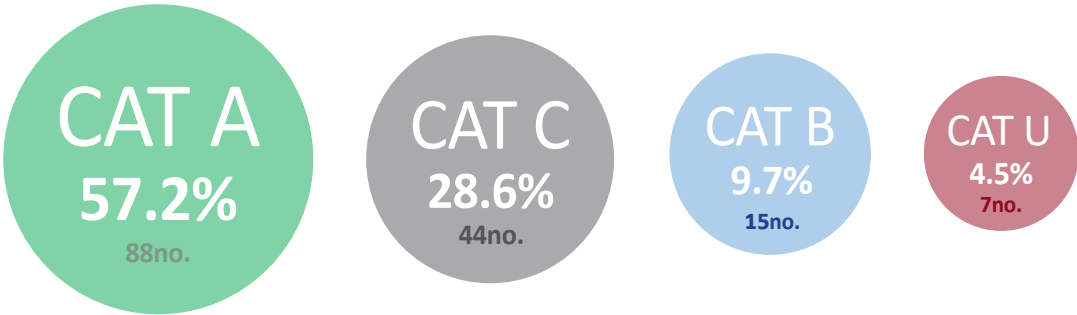


EXISTING TREES

154no.

A total of 154 trees were identified and assessed.

the condition of trees is generally moderate to good, with the main concentration of higher quality trees located in the centre and north of the site.



% of the total number of the existing trees



Arboricultural Impact



RETAINED TREES

125no.

A total of 130 trees will be retained at the site

Tree protection and enhancement are a key tenet of the proposed design. The main concentration of retained trees are located on the northwest and southeast boundaries and within the proposed public park at Moygaddy Castle Towerhouse

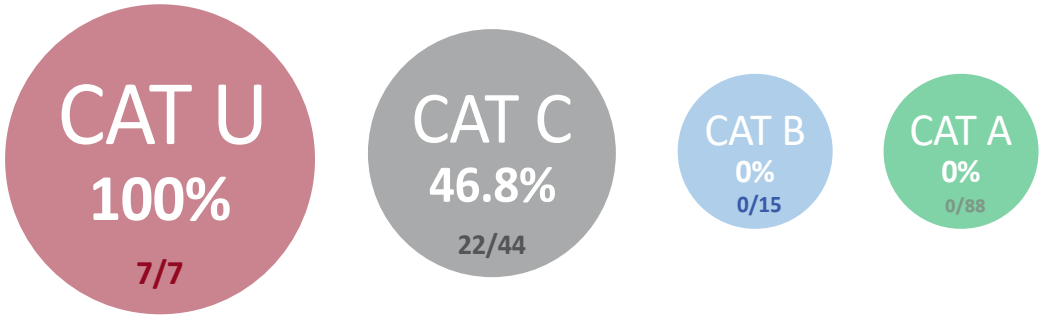


% of the total in category



REMOVED TREES

29no.



% of the total in category

A total of 29 trees will be removed at the site, many of which have been highlighted for removal due to poor condition. The loss of these trees will be offset by new planting.



Arboricultural Impact

RETAINED TREES

A total of 88 trees will be retained at the site

Tree protection and enhancement are a key tenet of the proposed design. The proposed public park integrates the existing woodland setting of the Moygaddy Castle & Tower House, retaining all of the existing trees.



Retained Trees & Hedgerows

MEATH CPP/MAYNOOTH ENVIRONS LAP OBJECTIVES

- MAY OBJ 10
To require that any development in the Maynooth Environs respects the built and natural heritage of the area, its landscape quality, protected structures, historic demesne, archaeological heritage, natural heritage and general landscape character.
- MAY OBJ 11
To ensure all development in the area has no negative impact on the Rye Water Valley/Carton SAC site or on the environmental characteristics of the area including woodland, rivers and tributaries.



Aerial View



Hedgerow Impact



RETAINED HEDGEROWS

Existing Hedgerows to be retained, and augmented where necessary with native species

The landscape design proposal aims to preserve the former agricultural vernacular by retaining the existing landscape structure of field boundaries, and where possible, by maintaining existing hedges and boundary trees.

This includes the hedgerow along the southern boundary and most of the hedgerow that runs parallel to the Blackhall Little. Retention and protection of mature vegetation and established hedgerows will ensure there is minimal impacts on biodiversity and it will allow the existing hedgerows their continued function as a wildlife corridors for the area.



REMOVED HEDGEROWS

Existing Hedgerows to be removed to facilitate the proposed development and road infrastructure

Proposed Tree Planting

PROPOSED TREES

591no.

Total of 130 trees will be retained at the site.
Total trees proposed and retained: 731



Front Garden 12-14cm
Amelanchier lamarckii



Street Trees / Front Garden 14-16cm
Tilia tomentosa 'Brabant'
Carpinus betulus 'Fastigiata'
Tilia cordata 'Greenspire'^
Pyrus calleryana 'Chanticleer'
Sorbus acuparia^



Multistemmed Trees 12-14cm
Prunus avium 'Plena'
Malus 'John Downie'^
Betula utilis var. jacquemontii



Open Space 14-16cm / 20-25cm

Betula pendula
Pinus sylvestris
Alnus glutinosa
Quercus robur

Quercus robur 'Koster'
Aesculus hippocastanum^
Fagus sylvatica
Prunus avium^



Open Space Categories



Site Area
79,843m²



A. Parkland & Riverside Walks
60,030m²



B. Semi-Private Communal Open Space
1,204m²



C. Public Open Space
9,954m² - 12.6% of resi. site area



D. Private Gardens
15,196m²




Public Park / Open Spaces

The design brief is to promote a range of high quality Public Open Spaces which cater for the recreational and amenity requirements of future residents of all age groups within the Plan lands.

The Public Open Spaces have been developed with with an integrated path systems that link the new housing scheme with the river walks and ecological habitat areas and the new public park at Moygaddy Towerhouse. We have proposed native woodland tree planting, native transplants & a wild meadow mix to help protect and enhance the natural habitat area.





-  Proposed Shrub Planting
-  Proposed Hedgerow
-  Proposed Wetland / SUDS Areas

Retention and enhancement of biodiversity ensures that the natural, cultural, and health requirements of communities are integrated into the new development.

This green infrastructure strategy follows an overarching goal of protecting, creating, enhancing, and connecting the natural heritage and biodiversity value of the lands.

The provision of 585no. trees, along with shrub, wildflower, and bulb planting, spread throughout the built environment, connects the pocket parks with the larger parkland areas, maximising the environmental benefits and habitat creation.

Existing hedgerows are to be retained where possible, along the site boundary around which passive and active open space areas are arranged.



Site Links






The design brief is to develop and integrate public walkways that link the scheme with the existing woodlands and Rye River and Blackhall Little Stream routes that permeate the site.

The river walk park is envisaged as a leading example of sustainable development, that will provide opportunities for habitat management and conservation, recreation, tourism and education.

The primary design intent is for preservation, protection and ecological mitigation of the development, together with the creation of new breakout spaces in the park which will allow for interactions with the diverse landscape.





-  Pedestrian Paths
-  Homezone Areas
-  Riverside Walk

Connectivity

The pedestrian and cycle network for the proposed development aims to facilitate legible and comfortable movement within the site and to surrounding opportunities with the wider parklands.

The river walk park is envisaged as a leading example of sustainable development, that will provide opportunities for habitat management and conservation, recreation, tourism and education.

The primary design intent is for preservation, protection and ecological mitigation of the development, together with the creation of new breakout spaces in the park which will allow for interactions with the diverse landscape.





- Primary - Main Link Street
- Secondary - Local Street
- Tertiary - Homezone - Pedestrian Priority

Street Hierarchy

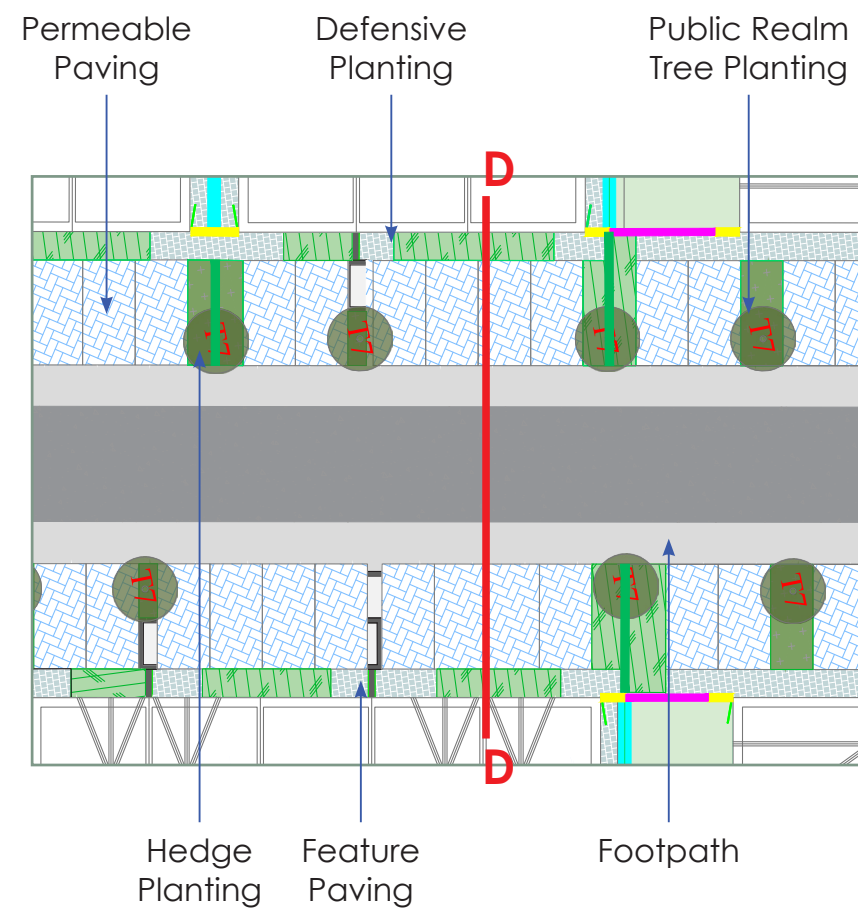
The street network for the proposed development aims to provide a permeable street layout that emphasises pedestrian and cyclist priority with a clearly defined hierarchy of street typologies.

Street trees and horizontal deflection will limit traffic speeds and increase pedestrian comfort, while defensive planting defines individual residential homes.

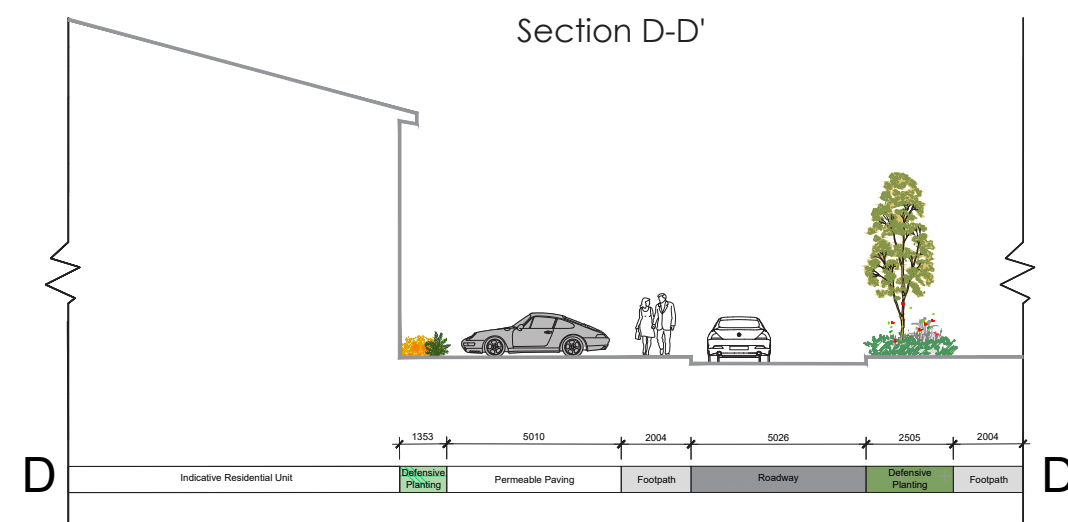


Road Treatments

Main Link Street



Primary - Main Link Street

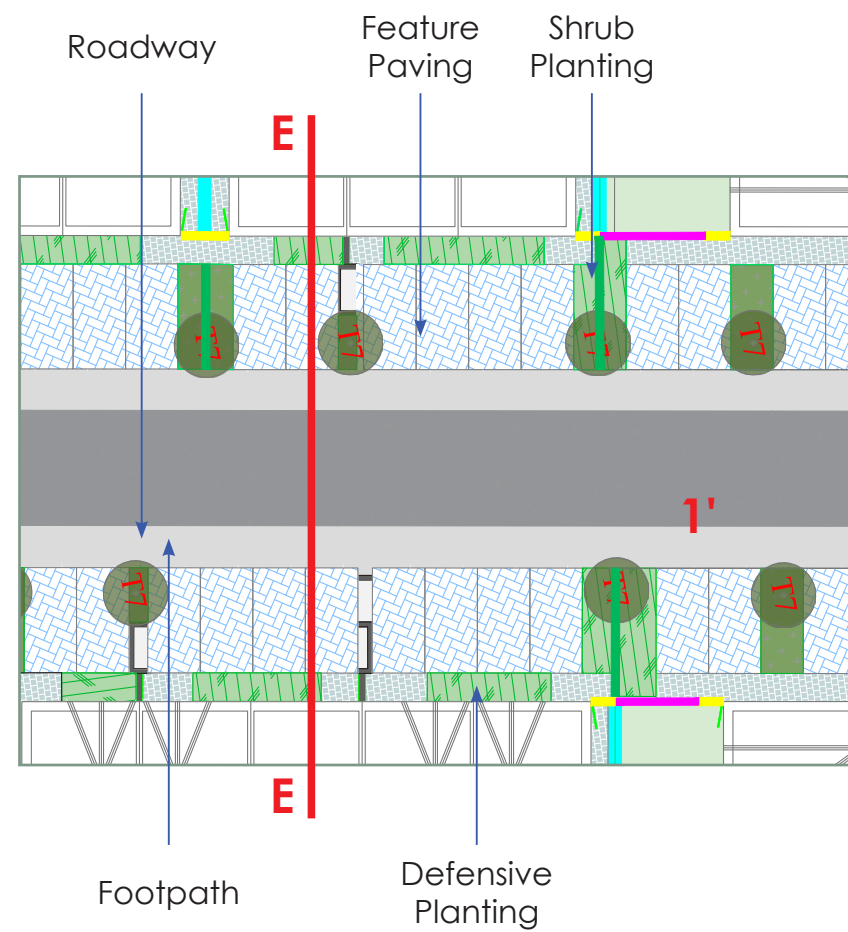


- Public path On Both Sides
- Cyclepath/Route
- Public Trees
- Trees (house side) in Public Domain

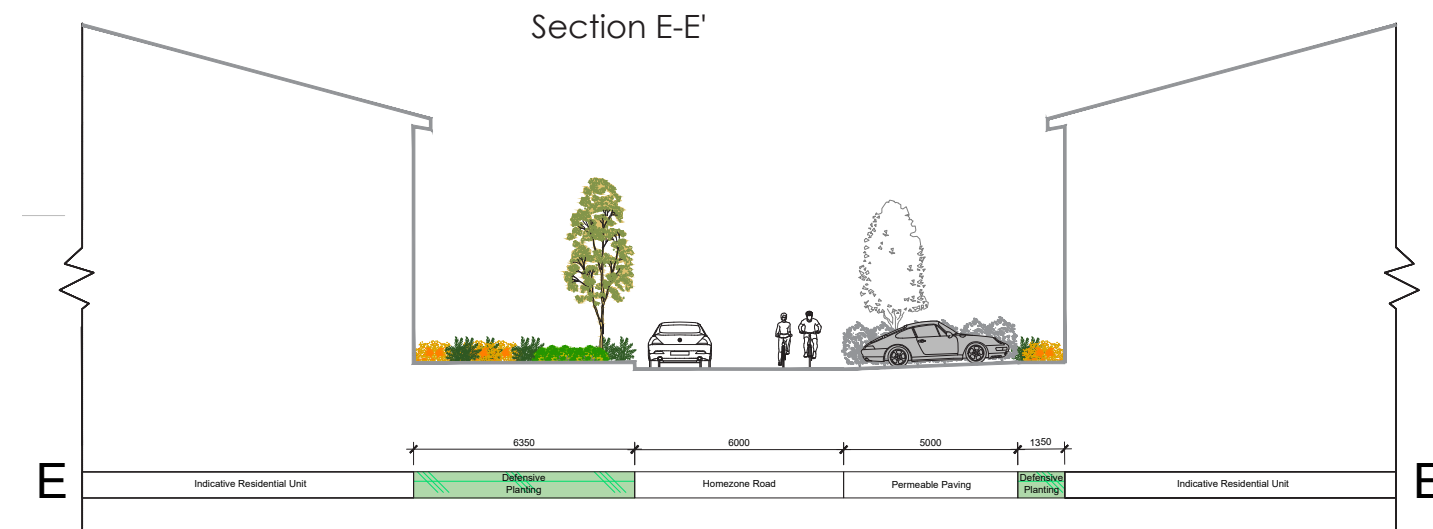


Road Treatments

Local Street



Local Street



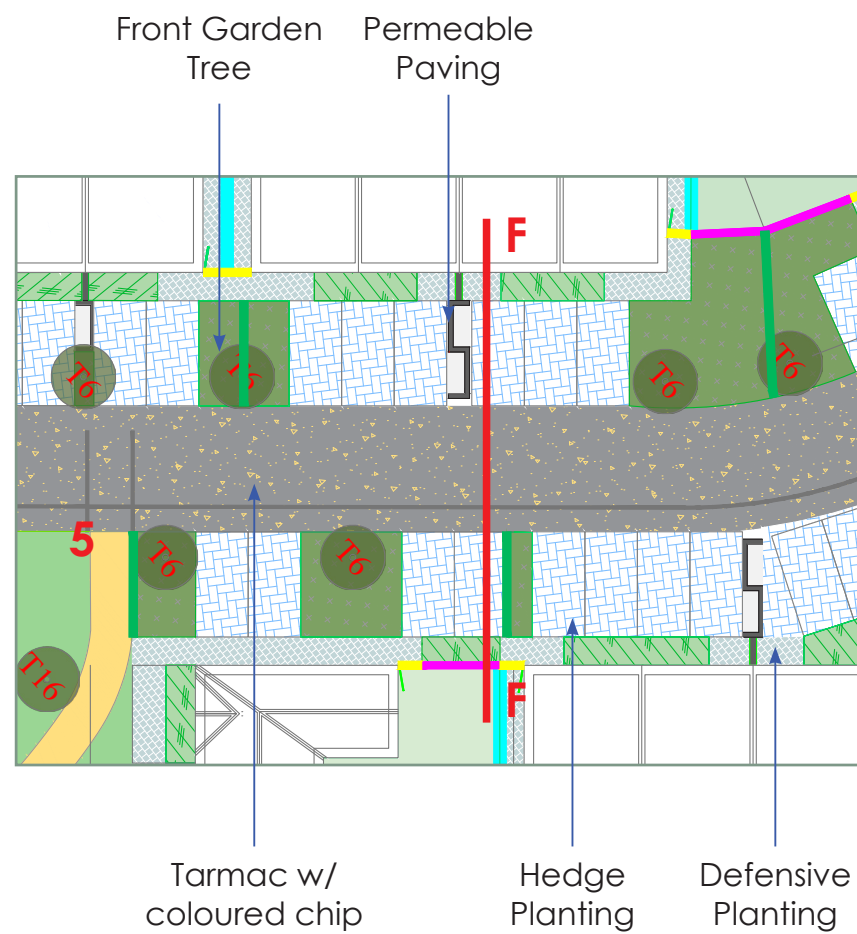
- Public Path (on both sides of road)
- Public Realm Tree Planting



Homezone - Pedestrian Priority

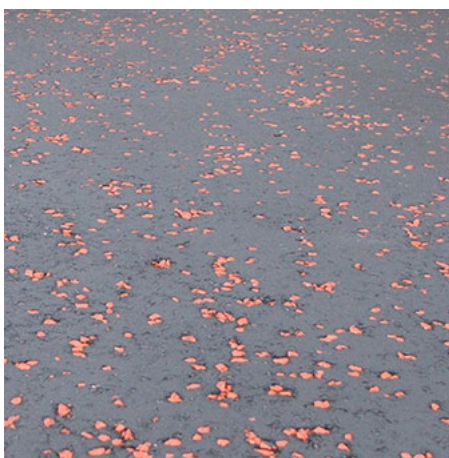
Quieter streets are defined by a homogeneous shared surface providing pedestrian priority (6m width) with kerb delineation. Shared street provision: pedestrians and cyclist share carriageway with vehicles in a low traffic speed and a low traffic volume environment.

Proposed Planting to include front garden tree, public realm tree, boundary hedge, defensive shrub planting.

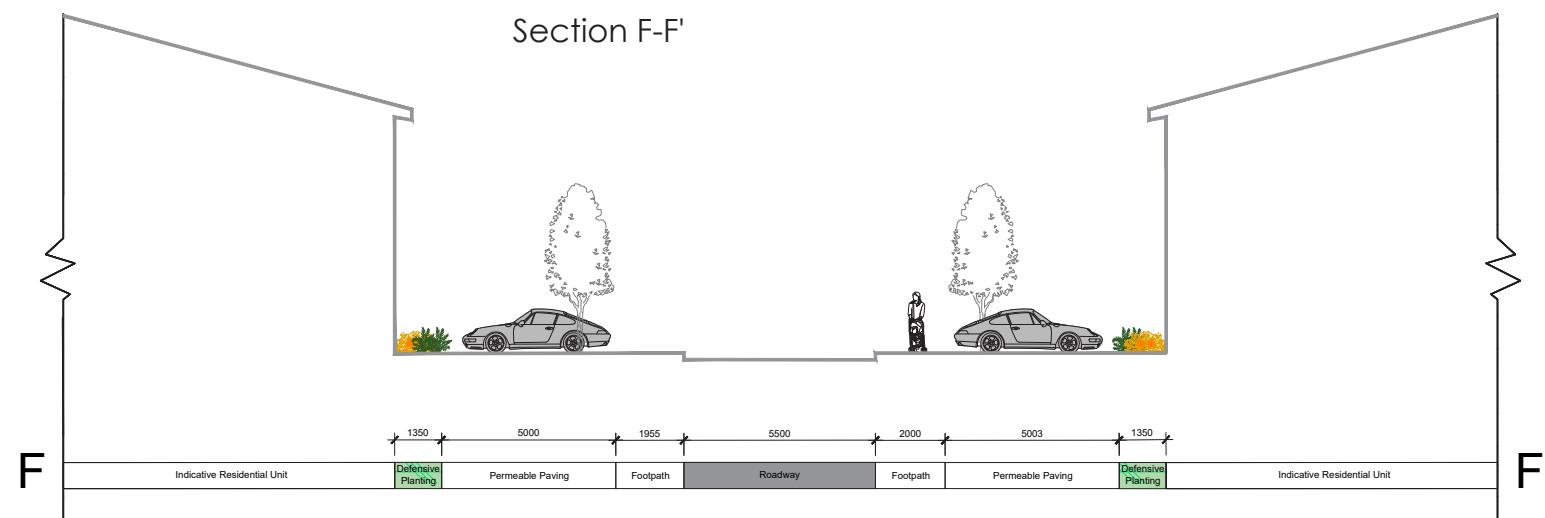


Homezone
Pedestrian Priority

Homezone Shared Surface



Tarmac w/ coloured chip



- Shared surface / Pedestrian priority
- Tree to Front Garden
- Coloured tarmac with stone chip
- Path in same material as road.



Boundary Treatment

Plan



- BOUNDARY TREATMENT**
- Feature Wall (2m high)**
Stone or Wet dash with block finish or similar approved
 - Residential Boundary Fence (1.8m high)**
Timber panel & concrete post fence or similar approved
 - Steel Railing (1.2m high)**
(3 Bar Powder Coated Black) or similar approved.
 - Gate Access to Back Gardens (1.8m high)**
Solid Tongue and Groove Scandinavian Spruce Gate or similar approved
 - Structural Hedgerow (450mm topsoil depth / 100cm single row)**

| Species Name | Specification | Centres. |
|--------------------------|------------------|----------|
| <i>Prunus lusitanica</i> | c/g 3L 100cm ht. | 500mm |
 - Timber Post and Tension Mesh Fence**
To TII standard: SCD-00321 or similar approved



Structural Hedge Planting



Concrete Post & Wooden Panel Fence



Timber Post and Tension Mesh



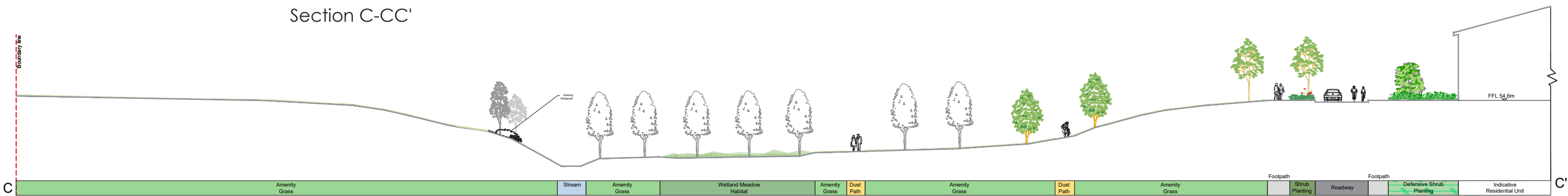
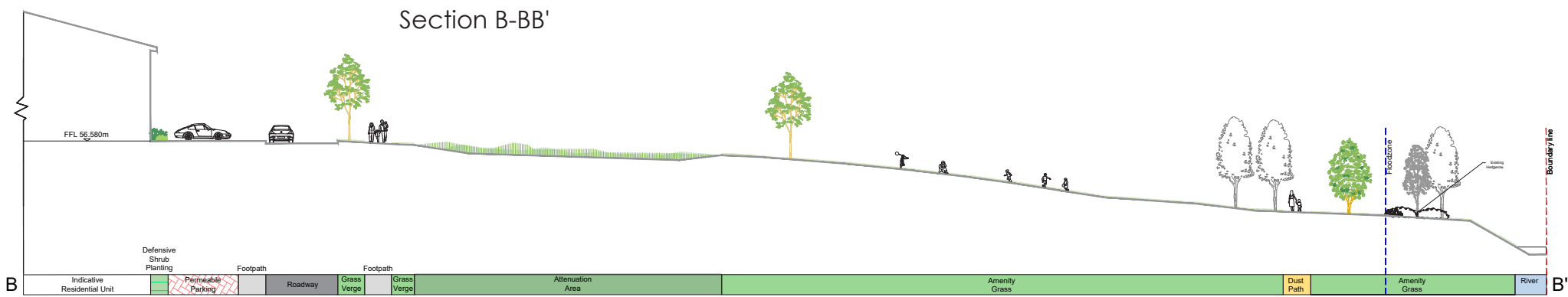
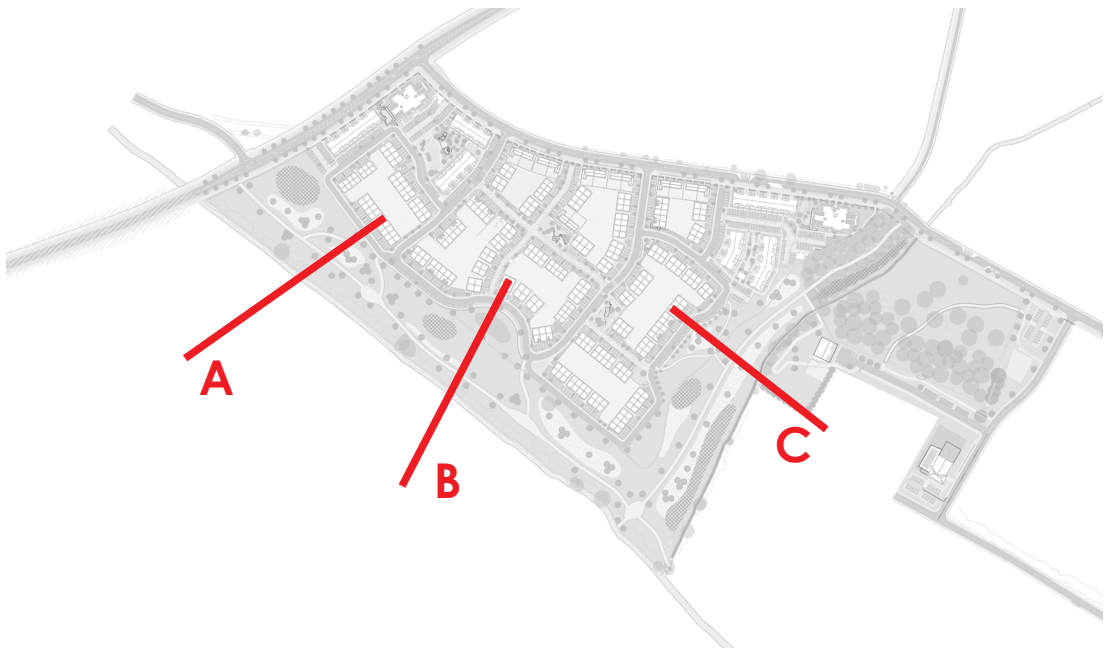
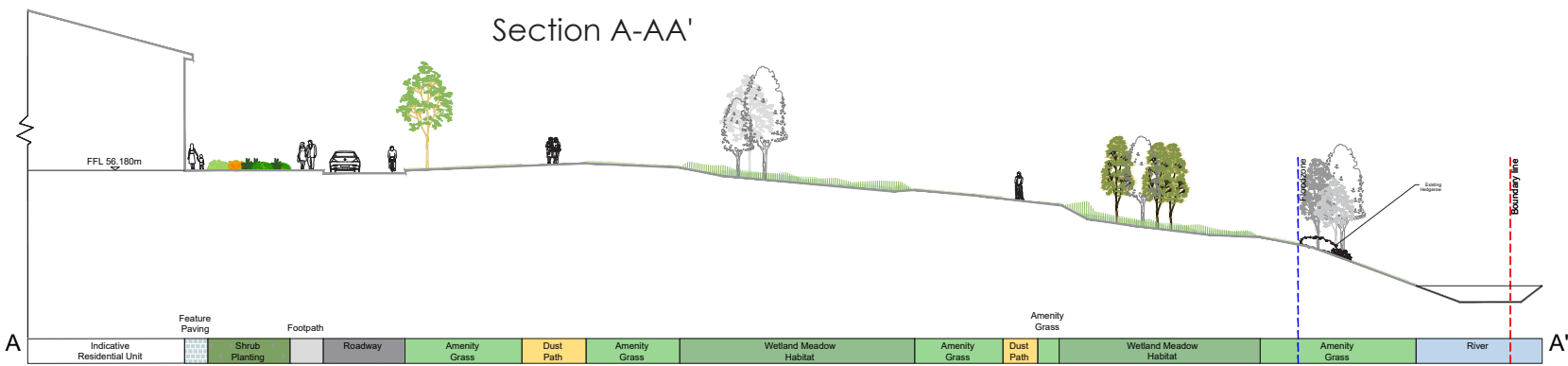
Parkland Railing



Stone Feature Wall



Site Boundary Sections



Concept Development

Parkland Mood Board



Flood-Resilient Park with Riverside Walks



Seating



Wildflower Meadows



Natural Play Spaces



Park Entrance



Seating Areas



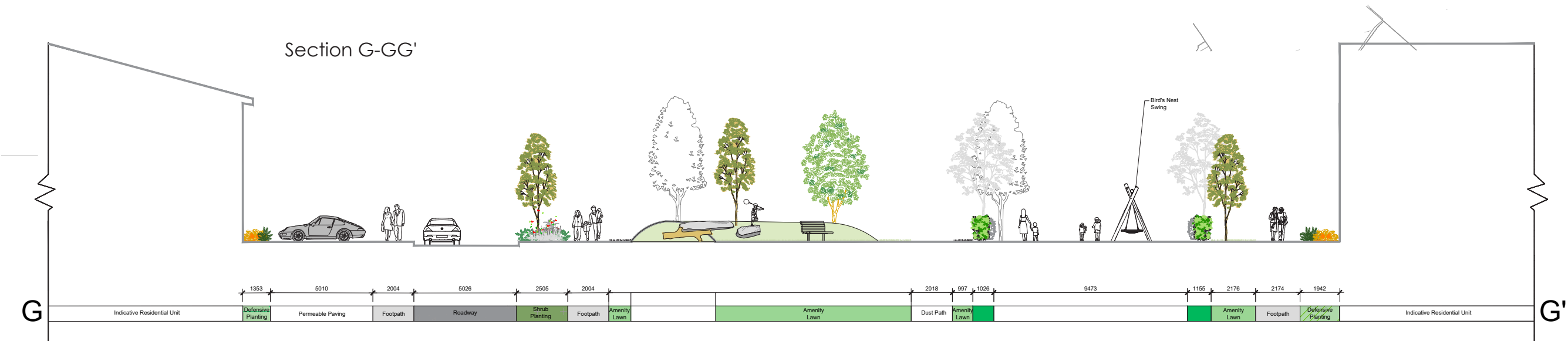
Wetlands Bridge



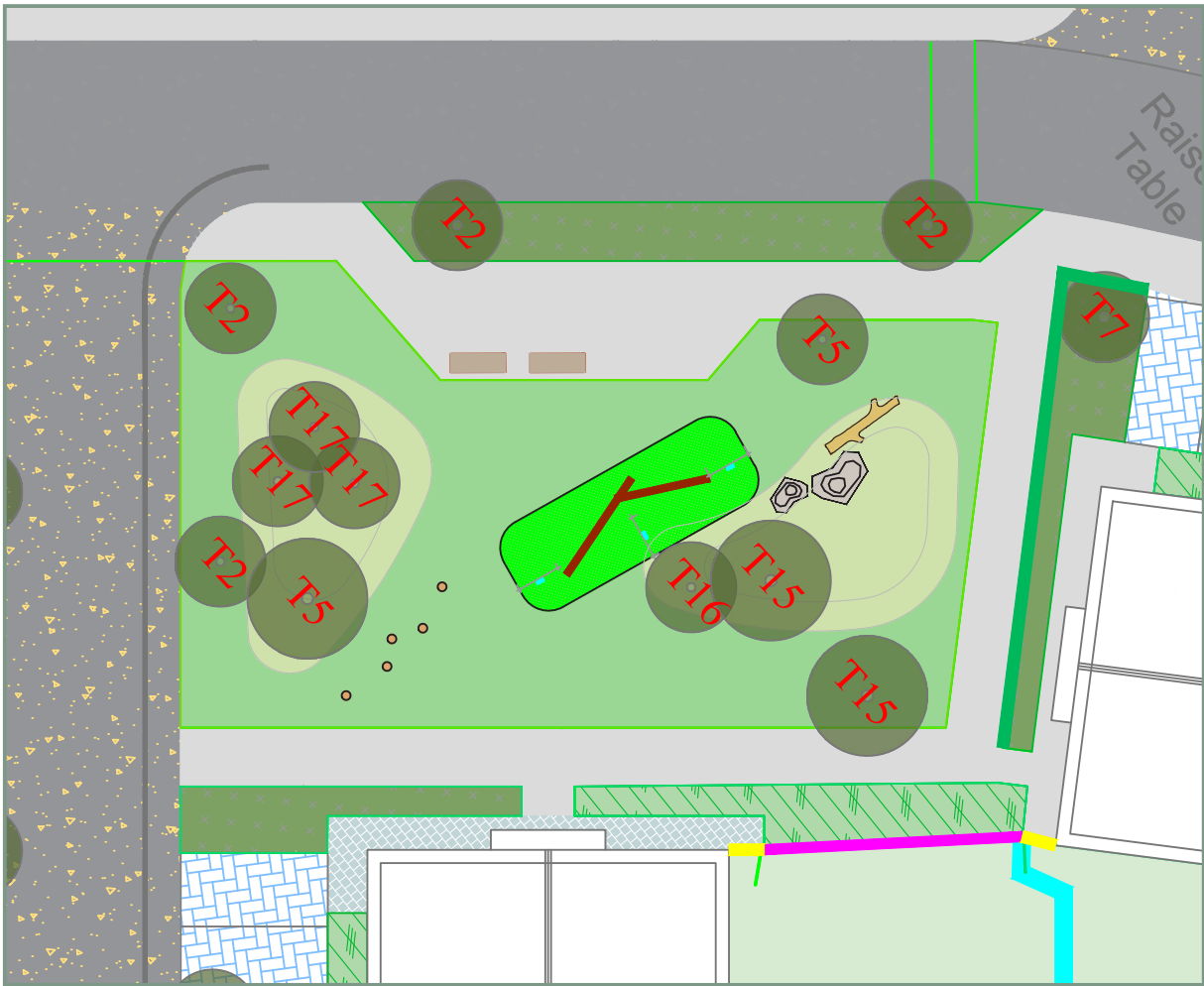
Public Open Space - Pocket Park



Location Plan



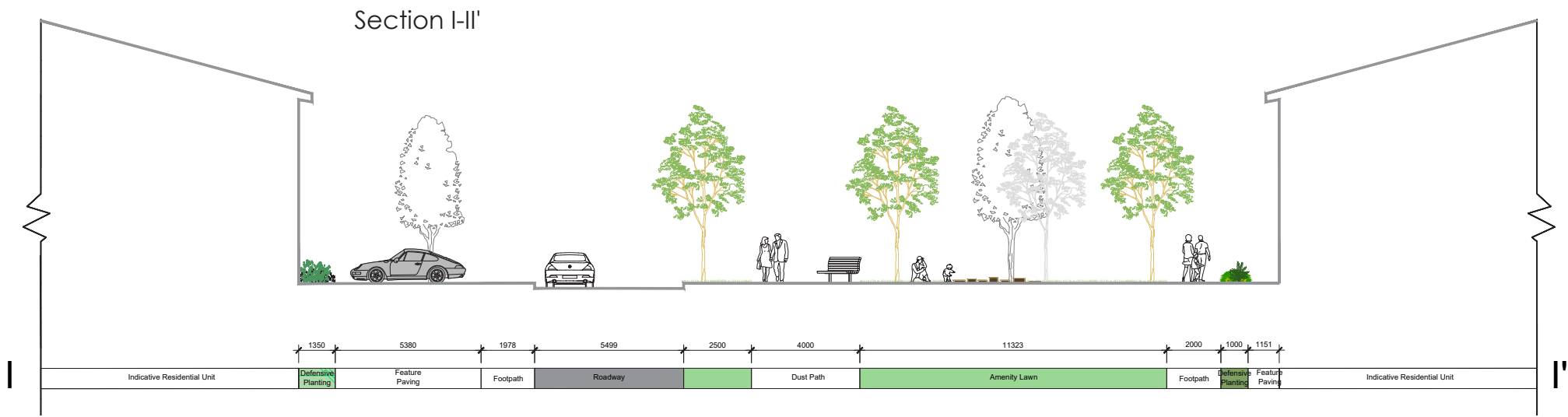
Public Open Space - Pocket Park

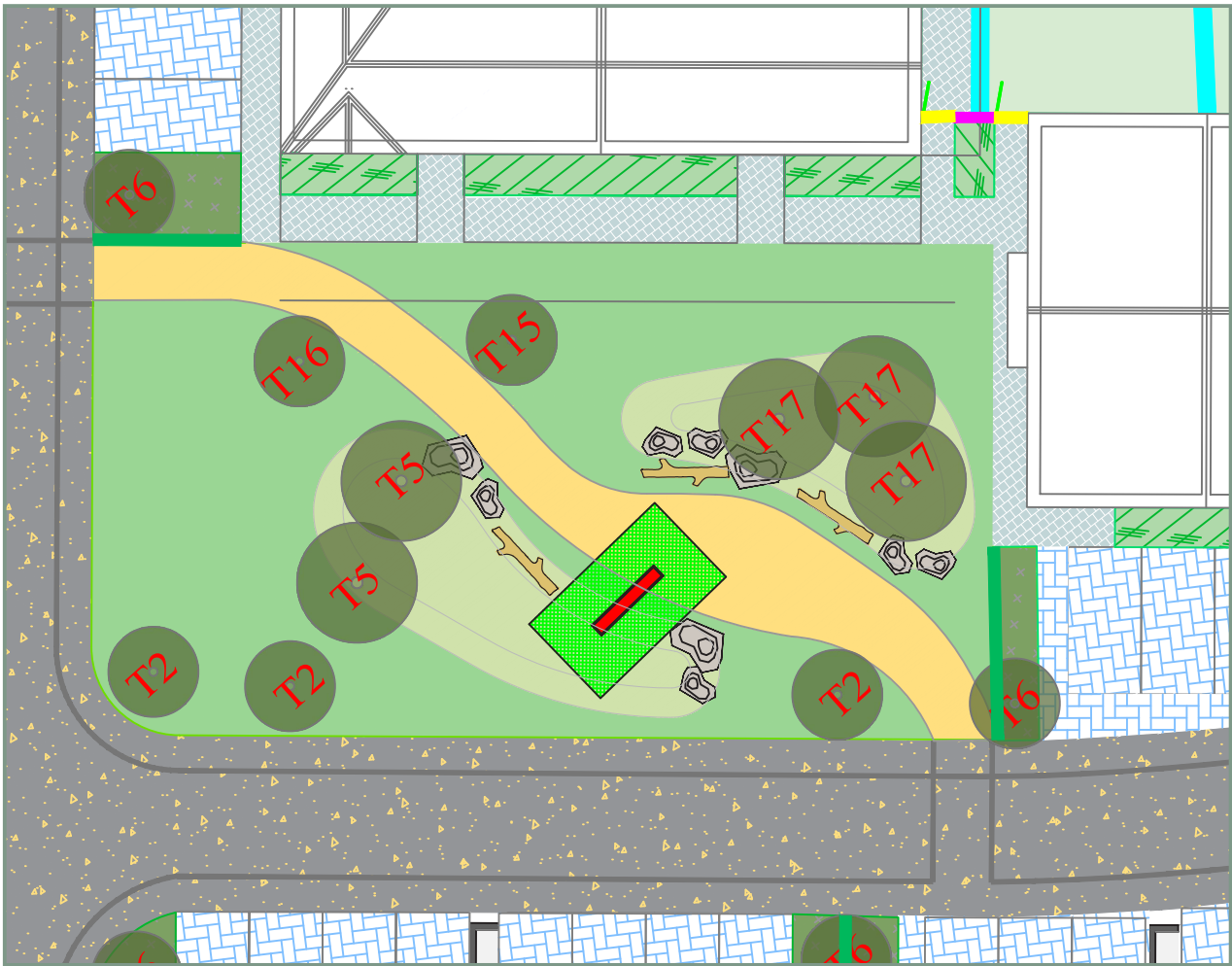


Location Plan

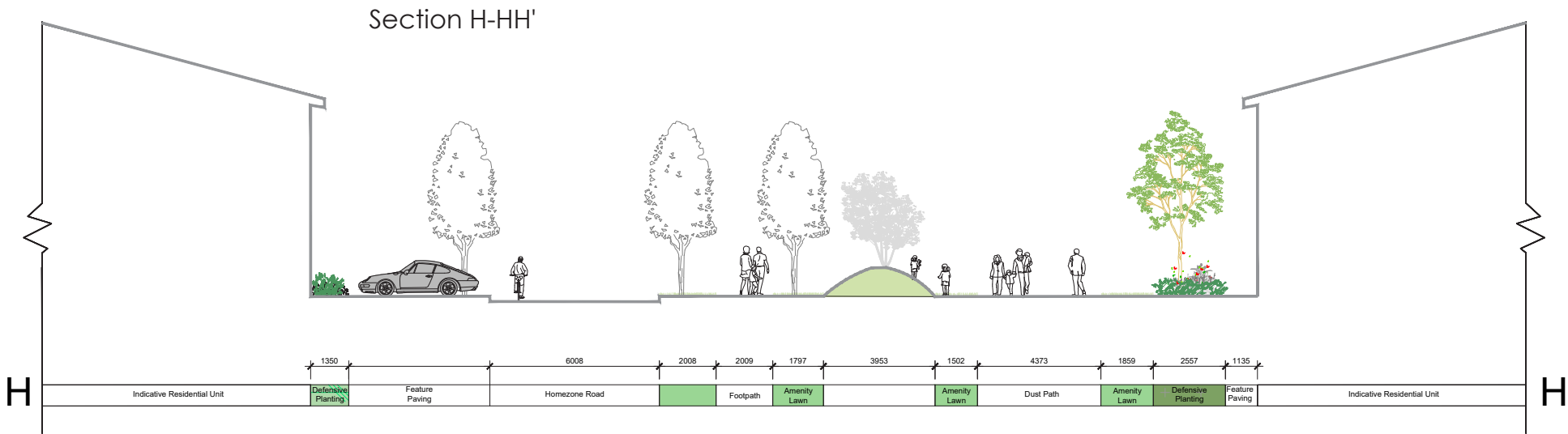


Natural Play





Natural Play





Calisthenic Street Workout Stations

- Dip Bench
- Decline Bench
- Incline Press
- Pull Up Station Pro
- Push Up Bars

Natural Play Area

- Grass Mounding
- Timber log
- Natural Stepping Stone
- Stepping logs
- Double Balancing Beam
- Embankment slide
- Seesaw
- Combi 4 Calisthenic Station

Structured Junior Play (3+ years)

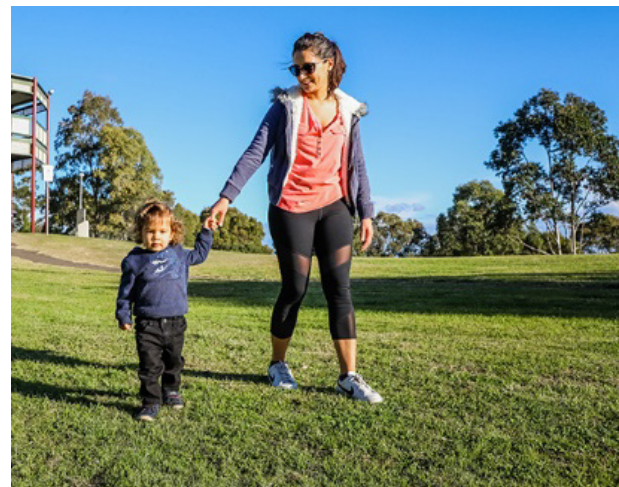
- Timber log
- Climbing pyramid
- Bird's Nest Swing



Open Space - Playground



Natural Seating



Betula pendula



Playground Seating



Wood Fiber Playground Mulch
The fibres knit together to form a stable, Long-lasting, slip resistant surface, excellent impact absorption



Prunus 'Otto luyken'



Lavandula angustifolia



Playground Bin

Movement

Tree planting and gentle grass mounding are ideal places to hide. These changes in levels are suitable for jumping and running down gentle hills. Some Wooden seating areas could be suitable for climbing. Proposed playground located in the open space will accommodate climbing.

Stimulation of the five sense

Natural elements throughout open space and on podiums provide quiet places, dark and bright areas that appeals to a child senses. Sensory and textured plants planted throughout the spaces will appeals to the senses.

Experiencing change in the natural and built environment.

Experiencing the seasons The contrast between open space and paving provide opportunities to learn and play. Natural element in open space such as trees will allow Children to experience changes in seasons.

Social interactions

Meeting points and a number of seating areas will encourage social interaction. Kick about spaces also encourage interaction

Playing with identity

Role play, Places to hide in the natural elements of open space.

Experiencing a range of emotions

This bespoke designed open space will appeal and evoke children's emotions.

Capabilities of play such as tumble ,chase game.

Extensive grass areas throughout the open space are ideal for kickabout and chasing games.

Varied and interesting physical environment.

A bespoke designed space that has gentle grass mounding thus providing a change in levels. This provides a varied and interesting physical play environment.



Swale SUDS



Swale provides temporary storage for storm water & reduces peak flows.



Typical swale in dry weather

We propose a new habitat to create a varied & interesting landscape. It shall take into account the current conditions & shall be implemented with native flora, ie. trees & plants & wildflower meadow.



Typical swale in wet weather

Suggested Wild-Flower Mix

Common knapweed *Centaurea nigra*
 Ribwort plantain *Plantago lanceolata*
 Red clover *Trifolium pratense*
 Bird's-foot trefoil *Lotus corniculatus*
 Bulbous buttercup *Ranunculus bulbosus*
 Meadow buttercup *Ranunculus acris*
 Lady's-bedstraw *Galium verum*
 Cowslip *Primula veris*
 Oxeye daisy *Leucanthemum vulgare*
 Yellow rattle *Rhinanthus minor*
 Common sorrel *Rumex acetosa*
 Burnet saxifrage *Pimpinella saxifraga*
 Autumn hawkbit *Leontodon autumnalis*
 Rough hawkbit *Leontodon hispidus*

Suggested Lowland Meadow Grasses

Crested dog-tail *Cynosurus cristatus*
 Common bent *Agrostis capillaris*
 Sweet vernal-grass *Anthoxanthum odoratum*
 Red fescue *Festuca rubra*
 Smooth meadow-grass *Poa pratensis*

Suggested Wetland/Marsh Mix

Marsh bedstraw *Galium palustre*
 Greater bird's-foot trefoil *Lotus pedunculatus*
 Sneezewort *Achillea ptarmica*
 Valerian *Valeriana officinalis* (tall)
 Purple loosestrife *Lythrum salicaria* (tall)
 Hemp-agrimony *Eupatorium cannabinum* (tall)
 Marsh violet *Viola palustris*
 Angelica *Angelica sylvestris* (tall)
 Water mint *Mentha aquatica*
 Marsh marigold *Caltha palustris*
 Ragged robin *Silene (Lychnis) flos-cuculi*
 Gypsywort *Lycopus europaeus*
 Meadowsweet *Filipendula ulmaria* (tall)

PROPOSED MARGINAL PLANTING

The following marginal plants are to be certified native origin, to be collected as either seed or rootstock from the wild & introduced into the wetland area Stream Area.

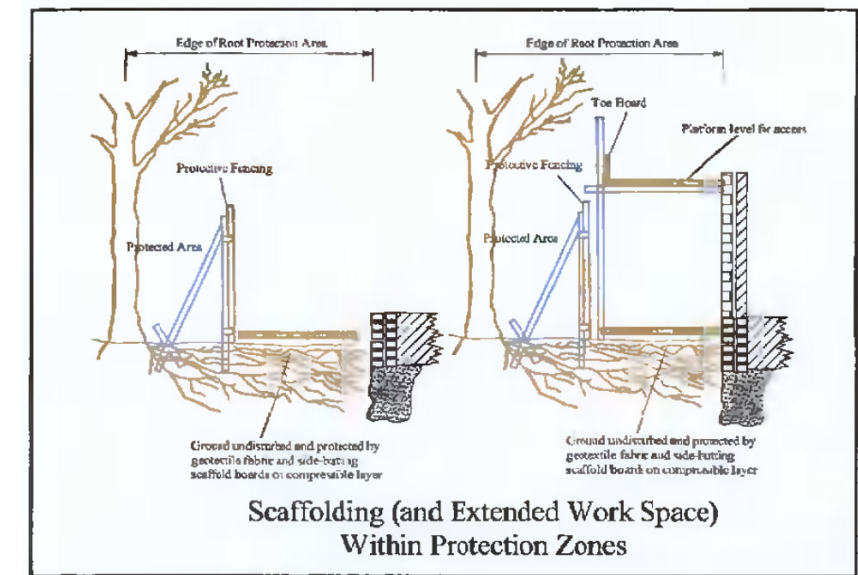
Yellow flag iris (*Iris pseudacorus*),
 Marsh marigold (*Caltha palustris*),
 Water plantain (*Alisma plantago-aquatica*),
 Water forget-me-not (*Myosotis scorpioides*),
 Brooklime (*Veronica beccabunga*),
 Bogbean (*Menyanthes trifoliata*),
 Ragged robin (*Lychnis flos-cuculi*).



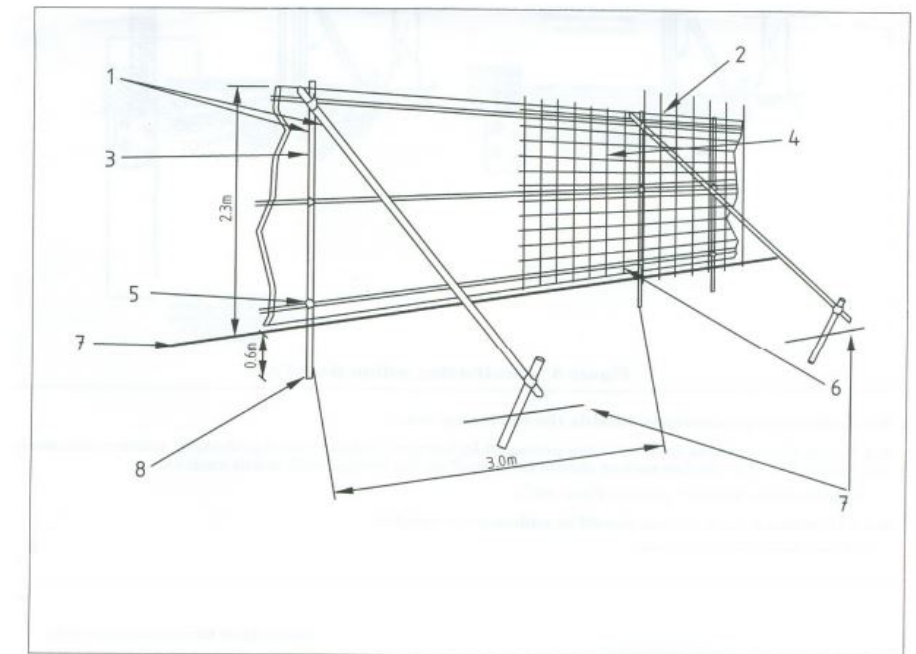


● Existing Tree to be retained on site

Detail of signage



Appendix 1 - Protective Barrier



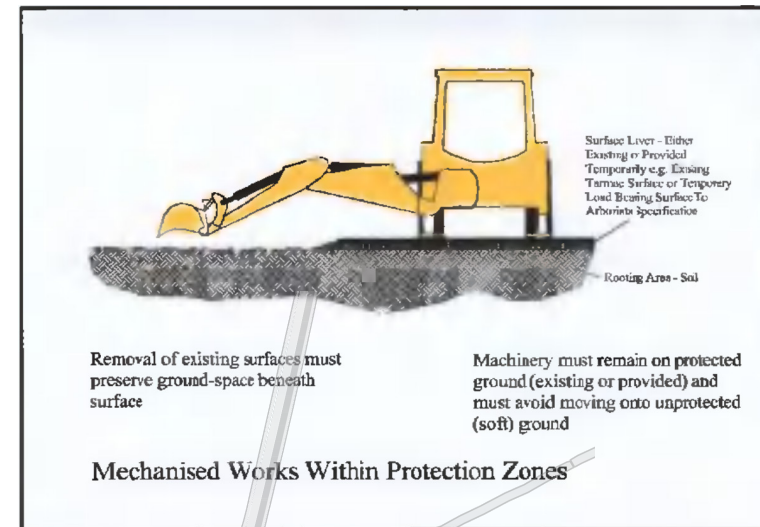
The above displays an example of a suitable protective barrier as recommended by BS 5837 2012 *Trees in Relation to Construction*

1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold poles
4. Weld mesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on the inside of fencing to avoid easy dismantling
7. Ground level
8. Approx. 0.6m driven into the ground

Tree Protection & Detail



● Existing Tree to be retained on site



The tree protection fencing is to be erected enclosing the root protection areas around the trees being retained as shown on this drawing and appendix 1. In some areas, the site hoarding may be sufficient to act as the protective fencing if the tree and its root zone are positioned outside and no works are envisaged within the area outside the site hoarding. This will need to be discussed and agreed at the initial site meeting.

Where tree protection fencing is needed, this will need to be 2.3m high and constructed in accordance with figure 2 of BS 5837 2012 (see detail on drawing & appendix 1) using vertical and horizontal scaffold bars or similar well braced together with the verticals spaced out at a maximum of 3m centres. Onto this, weld mesh panels (harris fence panels) are to be securely fixed with wire or scaffold clamps.

Signs are to be attached to these fences warning people that this is a protective area and that the fencing must be maintained in good condition in accordance with the approved plans and drawings for this development.

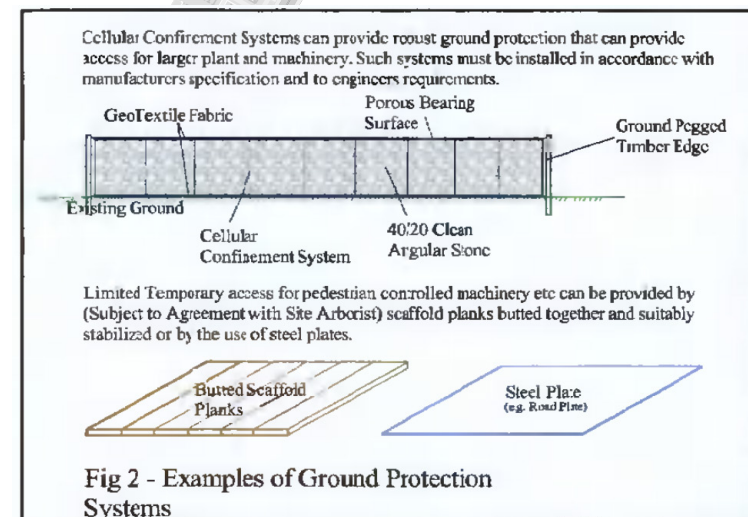
Once the protective fence line is erected, then the main construction works can commence on site.

The following is a list of activities that are not allowed within the RPA or within the vicinity of the trees being retained.

- Protect tree root systems from damage caused by runoff or spillage of noxious materials while mixing, placing, or storing construction materials.
- Protect root systems from ponding, eroding, or excessive wetting caused during construction operations.
- Do not store construction materials, debris, or excavated material inside tree protection zones. When excavating, place excavated soil on opposite side of trench away from the tree.
- Do not permit vehicles or foot traffic within tree protection zones; prevent soil compaction over root systems.
- Do not allow fires under or adjacent to remaining trees or other plants.
- Do not attach notice boards, cables or other services to any part of the tree.
- Do not use neighbouring trees as anchor points.
- Do not use high machinery such as Tele-porters, cranes or other equipment close to trees to avoid damage to the crown or any other parts.

During the construction works the following is required:

1. The main contractor or site manager is to brief all people working on site on the tree protection measures and the procedure if works need to be carried out within these areas.
2. Storage of Material, Work Yards and staff car parking- are to be identified on the work drawings prior to the construction works starting. These need to be positioned outside the root protection areas around the trees being retained.
3. The main contractor or site manager is to check the tree protective fencing daily and carry out any repairs required to ensure its stays upright and secure.
4. The main contractor or site manager is to liaise with the project Arboriculturist if and when works are to be carried out close to or within the root protection areas around the trees.
5. Any works to occur within the protection areas such as landscaping is to be carried out manually with no machinery allowed. All soft and hard landscaping within the Root Protection Area (RPA) of the trees to be retained are to be carried out manually and the soil levels are not to be lowered or raised resulting in root damage to the trees. Recommendations of sections 8 of BS5837 2012 are to be adhered to during the landscaping within the RPA's of the trees being retained.
6. The protective fencing around the trees is to stay in position until all the construction works are complete and are only to be removed following discussions and agreement with the project arborist.



Proposed Planting

Street and Open Space Trees



Prunus avium 'Plena'



Acer griseum 'Multi-stem'



Fagus sylvatica 'Dawyck'



Betula jacquemontii
multi stem



Proposed Trees Location



Acer campestre 'Elsrijk'
Underplanted with
Prunus 'Otto luyken'



Betula pendula



Carpinus betulus 'Frans
fontaine'



Amelanchier lamerkii



Pyrus calleryana
'Chanticleer'

Note: Planting shown throughout rationale are mature and are not indicative of size that shall be planted first.



Proposed Planting

Shrubs - To Private Spaces



Persicaria affine



Bergenia cordifolia



Libertia grandiflora



Aucuba japonica



Proposed Shrub Location



Prunus 'Otto luyken'



Lavandula angustifolia



Hypericum hidcote



Astelia 'Silver Spear'



Miscanthus sinensis



Agapanthus 'Blue Giant'



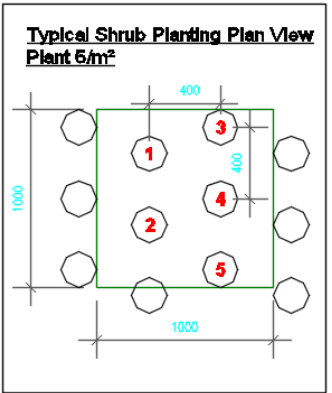
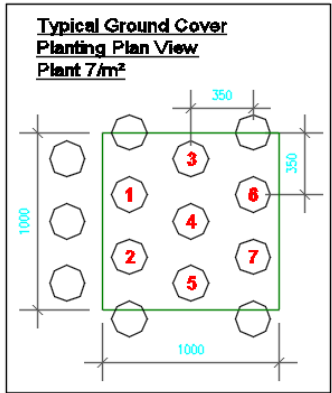
Kniphofia 'Royal standard'



Nerine bowdenii



Sedum spectabile



Hedgerows

H1 - Hedgerow Planting Detail

Hedge mix
60-90mm

100% *Prunus lusitanica*

50 x 50 stake tied with a single rubber gut tie.
2 rows @ 500mm centres -400mm apart,

- Private Space Hedegrow
- Noise Barriers
- Property Boundary



Hedge Type 1 Mix
Prunus lusitanica Hedge

H2 - Hedgerow Planting Detail

Hedge mix
60-90mm

Crataegus monogyna
Prunus spinosa
Ilex aquifolium

50 x 50 stake tied with a single rubber gut tie.
2 rows @ 500mm centres -400mm apart,

- Public Park Hedgerow



Hedge Type 2 Mix - *Crataegus monogyna*



Hedge Type 2 Mix - *Prunus spinosa*



Hedge Type 2 Mix - *Ilex aquifolium*



Proposed Hedgerow Location



Wildflower Mix



Marsh Thistle
Cirsium palustre



Common Knapweed
Centaurea nigra



Sneezewort
Achillea ptarmica



Meadowsweet
Filipendula ulmaria



Proposed Wildflower Location



Common Bent
Agrostis capillaris



Meadow Foxtail
Alopecurus pratensis



Oval Sedge
Carex ovalis



Tufted Hair Grass
Deschampsia caespitosa

Native wildflower meadows are proposed and will provide a food source for local pollinators. The wildflower meadows will be managed in-line with the All-Ireland Pollinator Plan.

Note: The Wildflower Meadow will need to be cut once in Autumn (Late August/Early September) with a tractor and mower. Leave the mowings for a few days to allow seed to drop to the ground. Then it should be baled and bales removed.



Red Fescue
Festuca rubra



Reed Canary Grass
Phalaris arundinacea



Smooth-stalked Meadow Grass - *Poa pratensis*



Devils-bit Scabious
Succisa pratensis



Proposed Hard Landscape Elements

Elements Palette

Landscape Elements

Wooden seating element, some areas to incorporate lines of Yeats poems along side of bench



Hartecast HC2001S Bench
- 1950x540x450mm

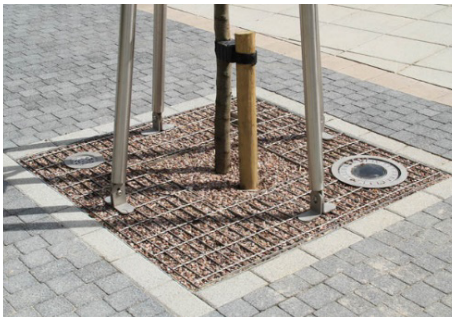


Flush Slipform
Concrete Kerb



Sheffield Cycle Stands
- 1000mm x 1000mm

Tree Pit Grilles



Paving Palette

Feature Paving

Light coloured flags to maximum light within courtyards w/ contrasting paving blocks



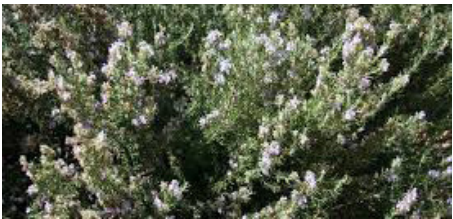
Tobermore City Pavers
- Graphite 300x150x100mm



Tobermore City Pavers
- Silver 300x150x100mm

Traffic Area & Parking

Permeable Surface
dim. 200x100x60mm with contrasting parking dividers



Tobermore Hydropave
Pedesta Pavers - Bracken

Tobermore Hydropave
Pedesta Pavers - Heather

Surface Palette

In-situ Surfaces



Coloured Tarmac
(Homezone)



Coloured tarmac
(cycle path)



Brushed Concrete with
trowel edge finish (streets)

Resin Bond Paths

Resin-bound surfacing for high impact areas across the development



Ballylusk Dust Path
(pedestrian path)



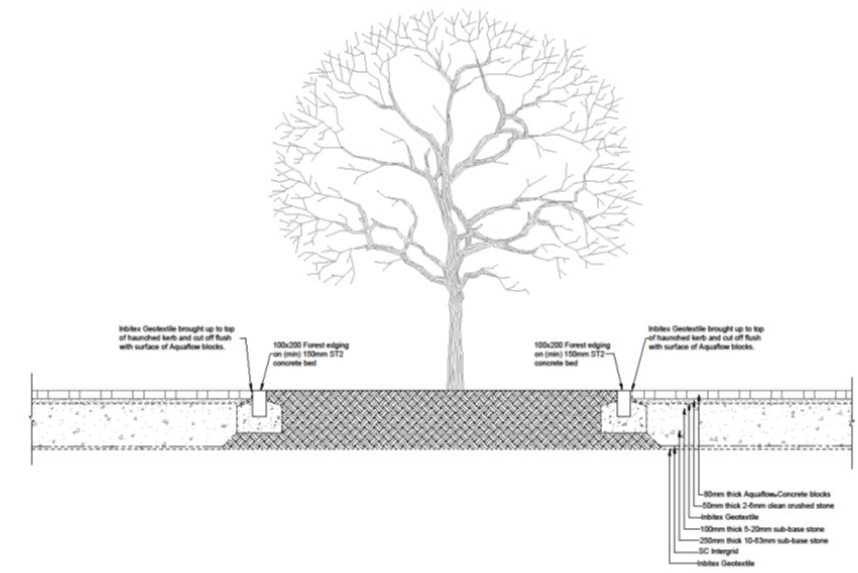
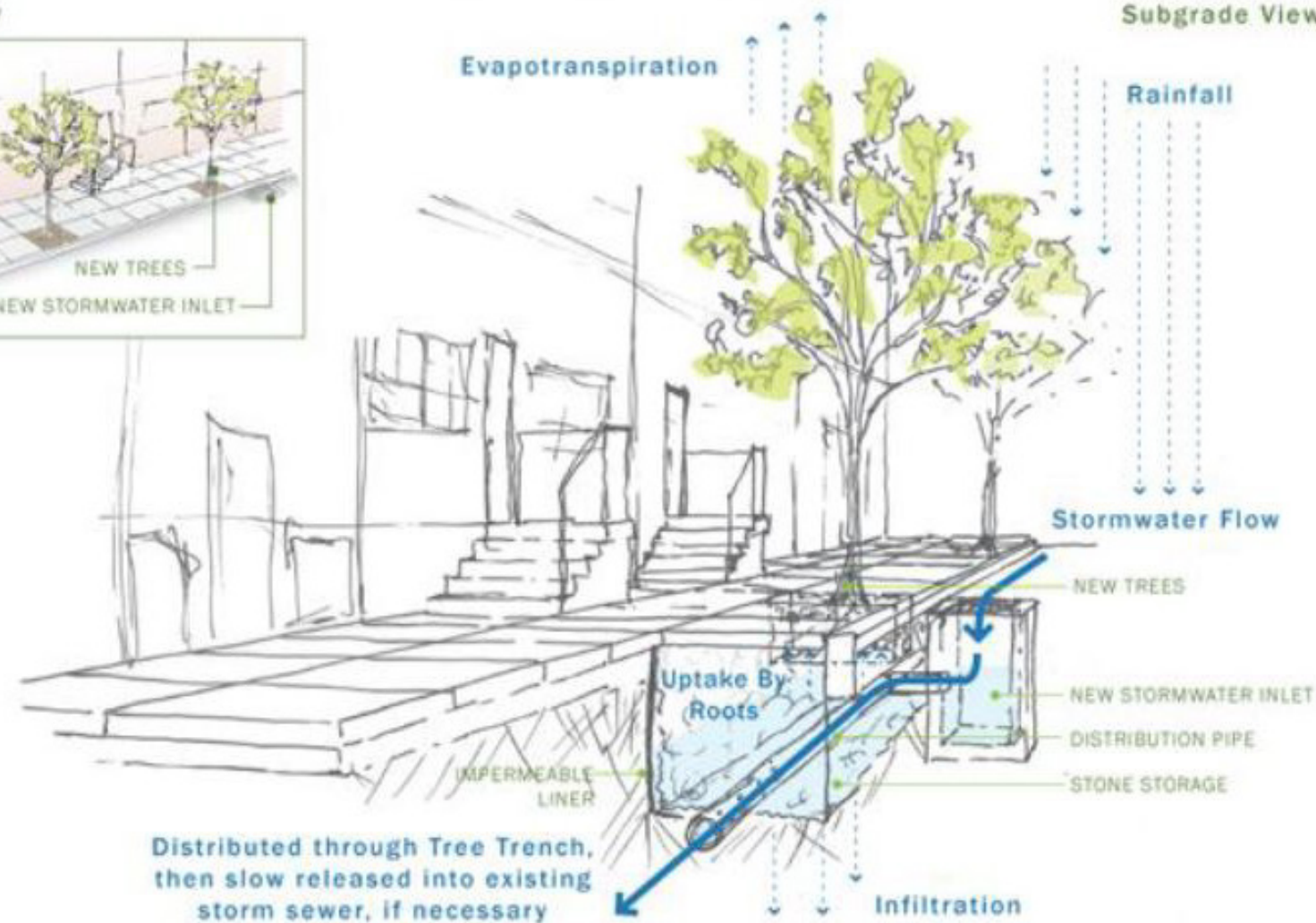
Coloured tarmac
(cycle path)

GREEN STREETS: STORMWATER TREE TRENCH

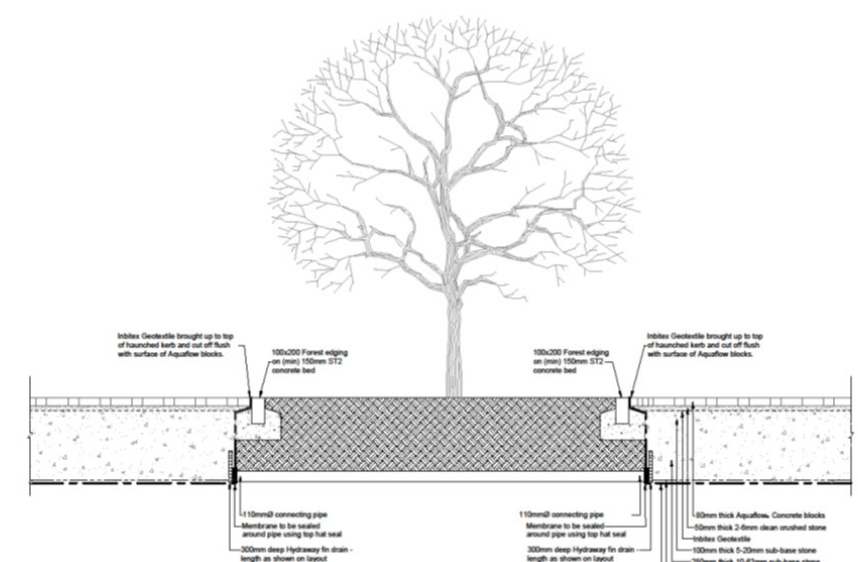
Street View



Subgrade View



TYPICAL SECTION THROUGH FORMPAVE AQUAFLOW INFILTRATION SYSTEM INCORPORATING LANDSCAPED AREA



TYPICAL SECTION THROUGH FORMPAVE AQUAFLOW ATTENUATION SYSTEM INCORPORATING LANDSCAPED AREA AND CONNECTING PIPE



Ronan Mac Diarmada & Associates

Landscape Architects & Consultants

