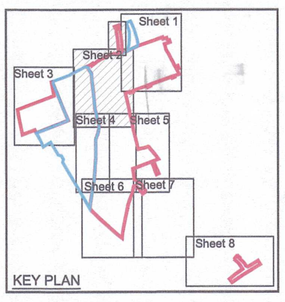
AN BORD PLEANÁLA
20 MAR 2024
LTR DATED _____ FROM App.
LDG- _____
ABP- 319343-24



Key design features in play areas;
- Perimeter fence and self closing pedestrian gate to 1.2m high.
- Signage to give general rules regarding the play area.
- Benches provided for parents / carers.
- Drainage fall of 1:100 on solid surface
(Safety play surface, bark mulch or bitumen macadam)
- Any play equipment will be certified by RoSPA
(Royal Society for the Prevention of Accidents)
and conform with EN1176.
All to be agreed with Fingal County Council.

SITE BOUNDARY

CUT LINE
Refer to Plan A

Potential future link

Existing trees and hedgerow to be retained and protected, pruning, if appropriate to be carried out only from 1st September until 1st March (outside nesting season) .

Proposed low stub wall with railing to overall height of 1.8m high

Clear stemmed trees in grass verge12m apart

Public Open Space No. 5
1,395 sq.m

Play Area A
200 sq.m
+54.65m FL

Hedges to define property boundaries

Retaining wall with railing

Grass back garden with paved patio space

Boundaries in back garden refer to Legend

Trees providing vertical greening to street

Tree with rootsapce structure

Planting zone (FCC property)

Shared surface street

Clear stemmed trees defining the street

Native hedge planting to boundary on slope no greater than 1:2

'Orange Route' Dots indicate Pedestrian route to Class 1 Park, indicated with flag banners

Private gardens to public footpath

Red cloud line indicating existing trees and hedgerow to be removed, works to be carried out only from 1st September until 1st March (outside nesting season)

Proposed low stub wall with railing to overall height of 1.8m high

Potential link to Class 1 Open Space

'Green Route' Dots indicate Pedestrian route to Class 1 Park, indicated with flag banners

Class 1 Open Space (Seperate Application)

Clean stemmed trees at end of hedge line

Bin shelter

Potential link to Class 1 Open Space

Native hedge planting to boundary on slope no greater than 1:2

Hedging to define property boundaries

Permeable paving

Planting zone (FCC property)

Shared surface street

Trees providing vertical greening to street

CUT LINE

Proposed low stub wall with railing to overall height of 1.8m high

Road link to Class 1 Public Open Space

'Red Route' Dots indicate Pedestrian, cycle & vehicle route to Class 1 Park, indicated with flag banners

Brushed concrete footpath

Public Open Space No. 4
10,671 sq.m

Public Art location

Low boundary wall to POS edge

Footpath 3m wide linking to pedestrian crossing

2m wide grass verge with clear stemmed street trees 12m apart
1.75m wide cycle track
2m wide footpath

1:5 mounding to provide tree planting over protective geotextile, cluster of clean stemmed trees. Refer to tree schedule for species.

Public Open Space preserving buried Archaeology findings by covering the area with a geotextile membrane. Any works in the vicinity of this area shall be under the supervision of a licenced Archaeologist. Refer to Detail10.

Adult exercise GYM equipment Refer to dwg. 24

Sign to be erected to inform public about the significant of buried Archaeology findings.

Hedge to boundary

Residual OS
Native hedge planting to boundary on slope no greater than 1:2

Planting to building front

Permeable paving in parking bays

Existing hedgerow to be removed.

Native hedge planting to boundary

Plan B

Tree schedule

Code	Trees	Height	Girth	Type
A'AB'	Acer × freemanii 'Autumn Blaze'	4.5-5.5m	18-20cm	Clear stem & Rootball
Ac'E'	Acer campestre 'Elegant'	4.5-5.5m	18-20cm	Clear stem & Rootball
Ag	Alnus glutinosa	3.5-4.5m	12-14cm	Clear stem & Rootball
Ah	Aesculus hippocastanum	3.5-4.5m	12-14cm	Clear stem & Rootball
Ar	Acer rubrum 'Armstrong'	3.5-4.5m	16-18cm	Clear stem & Rootball
Ba'F'	Betula albosinensis 'Fascination'	3.5-4.5m	16-18cm	Clear stem & Rootball
Ba'F'*	Betula albosinensis 'Fascination'	4.5-5.5m	20-25cm	Clear stem & Rootball
Bp	Betula pubescens	4.5-5.5m	16-18cm	Clear stem & Rootball
Cb'F'	Carpinus betulus 'Fastigata'	4.5-5.5m	18-20cm	Clear stem & Rootball
Cc	Corylus colurna	4.5-5.5m	16-18cm	Clear stem & Rootball
Cc*	Corylus colurna	4.5-5.5m	20-25cm	Clear stem & Rootball
Co'PS'	Crataegus oxyacantha 'Paul's Scarlet'	3.5-4.5m	16-18cm	Clear stem & Rootball
Lt'F'	Liriodendron tulipifera 'Fastigata'	4.5-5.5m	16-18cm	Clear stem & Rootball
Ns	Nyssa sylvatica	3.5-4.5m	16-18cm	Clear stem & Rootball
Pn	Pinus nigra	1.5-2m	n/a	Clear stem & Container
Py'C'	Pyrus calleriana 'Chanticleer'	4.5-5.5m	18-20cm	Clear stem & Rootball
Py'C'*	Pyrus calleriana 'Chanticleer'	4.5-5.5m	20-25cm	Clear stem & Rootball
Qc	Quercus cerris	3.5-4.5m	16-18cm	Clear stem & Rootball
Qi	Quercus ilex	1.5-2m	n/a	Clear stem & Rootball
Qp'GP'	Quercus palustris 'Green Pillar'	4.5-5.5m	16-18cm	Clear stem & Rootball
Qr	Quercus robur	3.5-4.5m	12-14cm	Clear stem & Rootball
Sa	Salix alba	3.5-4.5m	12-14cm	Clear stem & Rootball
Sa'L'	Sorbus aria 'Lutescens'	4.5-5.5m	16-18cm	Clear stem & Rootball
Sc'D'	Sorbus commixta 'Dodong'	4.5-5.5m	16-18cm	Clear stem & Rootball
Tc'R'	Tilia cordata 'Rancho'	4.5-5.5m	18-20cm	Clear stem & Rootball
Td	Taxodium distichum	3.5-4.5m	12-14cm	Clear stem & Rootball
Td*	Taxodium distichum	4.5-5.5m	18-20cm	Clear stem & Rootball

LANDSCAPE PLAN Sheet 2 of 8
1:500 @ A1

LEGEND:

0 5 10 20m

- Existing trees and hedgerow to be retained and protected, pruning, if necessary of hedge to be carried out from 1st September until 1st March (outside nesting season)
- Existing tree / hedgerows to be removed
- Exisiting Archaelogy feature to be protected and preserved
- Proposed location for Public Art
- Proposed flag banners to be define Class 1 Route, refer to drawing MAL-019-20-P09 for details
- Proposed buildings
- Proposed Trees in public land to be taken up by FCC refer to detail drawings
- Proposed Trees with rootsapce structure(16 cubic metres) to be taken up by FCC refer to D8
- Proposed Trees in managed developments(Private)
- Proposed Trees in private gardens
- Proposed planting in Privated owned areas
- Proposed planting in Public Open Spaces
- Proposed native hedgerow planting
- Proposed Public grass areas
- Proposed private grass gardens
- Proposed permeable paving areas refer to D1
- Proposed standard concrete paving areas, refer to D1
- Proposed concrete paving slabs for patio spaces
- Proposed shared surface street surface; 30mm deep SMA Siac Duracolour top dressing 6mm nominal size aggregrate to BS 594987 or equally approved. Refer to MAL-019-20-P18 for details
- Proposed Cycle track with red epoxy resin on asphalt as per TII specification
- Proposed public footpath with brushed concrete finish
- Proposed lighting columns refer to lighting consultants plan for details

BOUNDARY TREATMENTS:
- Proposed Blockwork wall 1.8m high to rear gardens
- Existing boundaries refer to D20, 21 & 22 to protect hedgerow
- Proposed 1.8m high concrete post and timber panel fence
- Proposed blockwork wall plastered on public side 1.8m
- Proposed paladin fence 2.2m high
- Existing low stub wall with metal railing to overall height of 1.8m high
- Proposed low wall 0.5m high to Public Open Space

LINK ROUTE TO CLASS 1 PARK:
- Orange route
- Green route
- Red route
- Blue route
- Pink route
- Yellow route

Refer to drawing MAL-019-20-P09 for details

REVISIONS		
A	Date: 17 Oct. 2023	Revision note: Trees on shared surface streets moved to Public lands
B	Date: 8 March 2024	Bigger specification of trees and addtional bicycle parking to POS no.4. Boundary low wall added to POS 4, PAOS removed to south of POS no.4. Culines added.

NOT FOR CONSTRUCTION
All dimensions and quantities shall be checked on site by the Contractor prior to ordering materials and commencing works. Any & all errors or descrepancies shall be brought to the attention of the Contract Administrator immediately.

Project: North West Balbriggan Residential Development, Balbriggan, Co. Dublin
Client: Dean Swift Property Holdings
Dwg title: Landscape Plan - Sheet 2 of 8

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garden & landscape design
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Scale: 1: 500 @ A1	Drawn: Noranne Scott
Chkd: Ingrid Swan	Dwg. No: MAL-019-20-P02
Date: 19 March 2024	Rev. No.: B