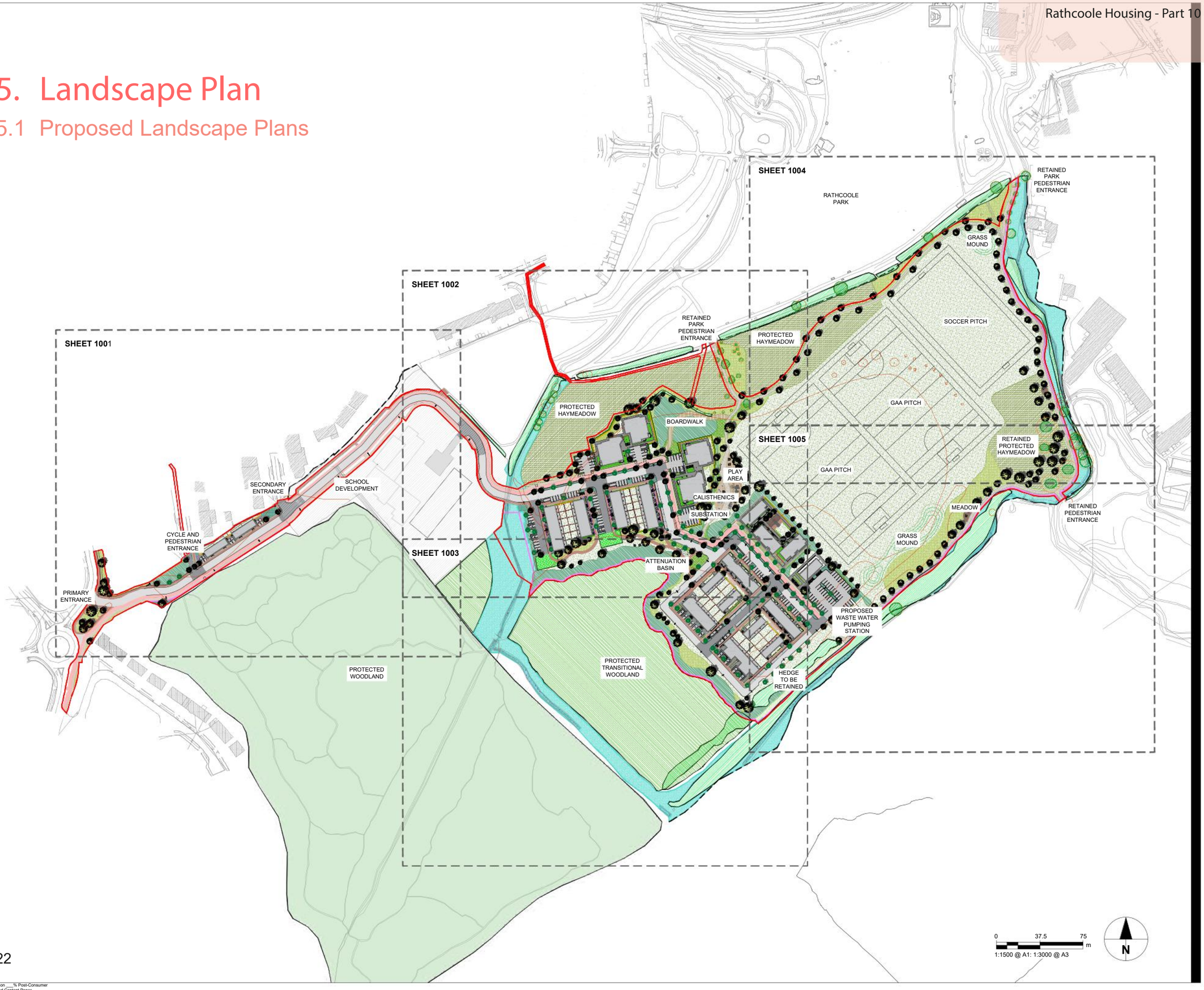
5. Landscape Plan

5.1 Proposed Landscape Plans



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PROJECT

SDCC Rathcoole Housing
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D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

EXISTING LANDSCAPE

- Site Boundary
- EU Protected Woodland — Refer to Tree Survey & Ecologist's Report
- Existing Transitional Woodland to be retained
- Protected Hayfield Meadow to be retained
- Existing Hedgerows to be retained
- Existing Carmac River Corridor Stream
- Existing Riparian Vegetation
- Existing Trees to be retained — Refer to Tree Survey & Arboricultural Report
- Existing vegetation to be removed — Refer to Landscape Design Report and Tree Survey/Arboriculture Report
- Tree roots protection area

PROPOSED LANDSCAPE

SOFTSCAPE

- Proposed Parkland Trees
- Proposed Street Trees
- Proposed Feature Trees
- Amenity Lawn
- Grass Mound
- Meadow
- Mown Grass Strip
- Raingarden (SuDs)
- Attenuation Basins & Swales (SuDs) — Refer to drainage report
- Privacy planting
- Open space planting: shrubs and groundcover
- Raised Planters — To communal gardens
- Grasscrete — Hammerhead turnings
- Native Hedge — To house boundary
- Native Hedge — With Post and Panel Fence

HARDSCAPE

- Exposed Concrete — 2m wide pathways
- HRA with coloured chipping — To cycle way
- Precast concrete pavers - small units to house entrances
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- Precast concrete pavers — To private house patios
- Rubber surface - To outdoor gym & seating/picnic areas
- Bark Mulch — To play area
- Resinbound gravel — To park pathways
- Sand — To boule court
- Boardwalk — Over detention basin

BOUNDARIES

- Existing boundary to be retained
- 1.1m High post & rail
- 2m Blockwork wall — To match architectural facade
- 1.8m Post and panel
- Residential Privacy Edge — 1.2m railing
- Road/Drainage kerb — 125mm wide
- Seating Wall — To semi-private communal area

NOTE:
FOR FURNITURE AND LEVELS REFER TO ZOOM IN PLANS (SHEETS 1001 TO 1005)

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P01	09/10/2026	STAGE 2B SUBMISSION

PROJECT NUMBER

60765651

SHEET TITLE

LANDSCAPE KEY PLAN

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-001000

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D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

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- 1.8m Post and panel
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LEVELS

- Proposed Levels & Slopes
- EL = Existing Levels
- RL = Road Levels
- FK = Flush Kerb
- TOK = Top of Kerb
- BOK = Bottom of Kerb

FURNITURE

- Benches & picnic tables
- Bins & cycle stands
- Calisthenics & play equipment
- Lighting poles Refer to Lighting Engineers drawings

ISSUE/REVISION

P01	09/10/2026	STAGE 2B SUBMISSION
I/R	DATE	DESCRIPTION

PROJECT NUMBER

60765651

SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE SHEET 1

SHEET NUMBER 23

RATH-ACM-ZZ-ZZ-DR-L-001001

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N

EXISTING PARK
ENTRANCE RETAINED

PROTECTED HAYMEADOW

ATTENUATION BASIN
BOARDWALK

PROTECTED HAYMEADOW

SCHOOL DEVELOPMENT
PERMITTED DEPARTMENT
OF EDUCATION SITE
SD23A/0336

ATTENUATION BASIN

AMENITY LAWN

PROTECTED
RIPARIAN
CORRIDOR

AMENITY
LAWN

CALISTHENICS
PLAY AREA

GAA PITCH

BOULE COURT
WITH PERGOLA

ATTENUATION
BASIN

ATTENUATION
BASIN

PLAY AREA

EL +121.71
EL +122.66
EL +122.23
EL +121.0
EL +123.0
EL +125.559
BOK+125.619
TOK+125.744
FK+124.516
+124.016
+123.880
RL+123.955
RL+124.255
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+124.517
RL+125.694
+125.619
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FK+124.796
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FFL +124.130
FFL +124.135
FFL +123.940
FFL +124.265
FFL +124.145
FFL +124.82
FFL +123.92
BOK+123.943
TOK+124.068

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CLIENT

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County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

EXISTING LANDSCAPE
- Site Boundary
- EU Protected Woodland Refer to Tree Survey & Ecologist's Report
- Existing Transitional Woodland to be retained
- Protected Hayfield Meadow to be retained
- Existing Hedgerows to be retained
- Existing Carmac River Corridor Stream
- Existing Riparian Vegetation
- Existing Trees to be retained Refer to Tree Survey & Arboricultural Report
- Existing vegetation to be removed Refer to Landscape Design Report and Tree Survey/Arboriculture Report
- Tree roots protection area

PROPOSED LANDSCAPE

SOFTSCAPE
- Proposed Parkland Trees
- Proposed Street Trees
- Proposed Feature Trees
- Amenity Lawn
- Grass Mound
- Meadow
- Mown Grass Strip
- Raingarden (SuDs)
- Attenuation Basins & Swales (SuDs) Refer to drainage report
- Privacy planting
- Open space planting: shrubs and groundcover
- Raised Planters To communal gardens
- Grasscrete Hammerhead turnings
- Native Hedge To house boundary
- Native Hedge With Post and Panel Fence

HARDSCAPE
- Exposed Concrete 2m wide pathways
- HRA with coloured chipping To cycle way
- Precast concrete pavers - small units to house entrances
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- Precast concrete pavers To private house patios
- Rubber surface - To outdoor gym & seating/picnic areas
- Bark Mulch To play area
- Resinbound gravel To park pathways
- Sand To boule court
- Boardwalk Over detention basin

BOUNDARIES
- Existing boundary to be retained
- 1.1m High post & rail
- 2m Blockwork wall To match architectural facade
- 1.8m Post and panel
- Residential Privacy Edge 1.2m railing
- Road/Drainage kerb 125mm wide
- Seating Wall To semi-private communal area

LEVELS
- +113.90 T4q — Proposed Levels & Slopes
- EL+113.90 — EL = Existing Levels, RL = Road Levels, FK = Flush Kerb, TOK = Top of Kerb, BOK = Bottom of Kerb

FURNITURE
- Benches & picnic tables
- Bins & cycle stands
- Calisthenics & play equipment
- Lighting poles Refer to Lighting Engineers drawings

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P01	09/10/2026	STAGE 2B SUBMISSION

PROJECT NUMBER

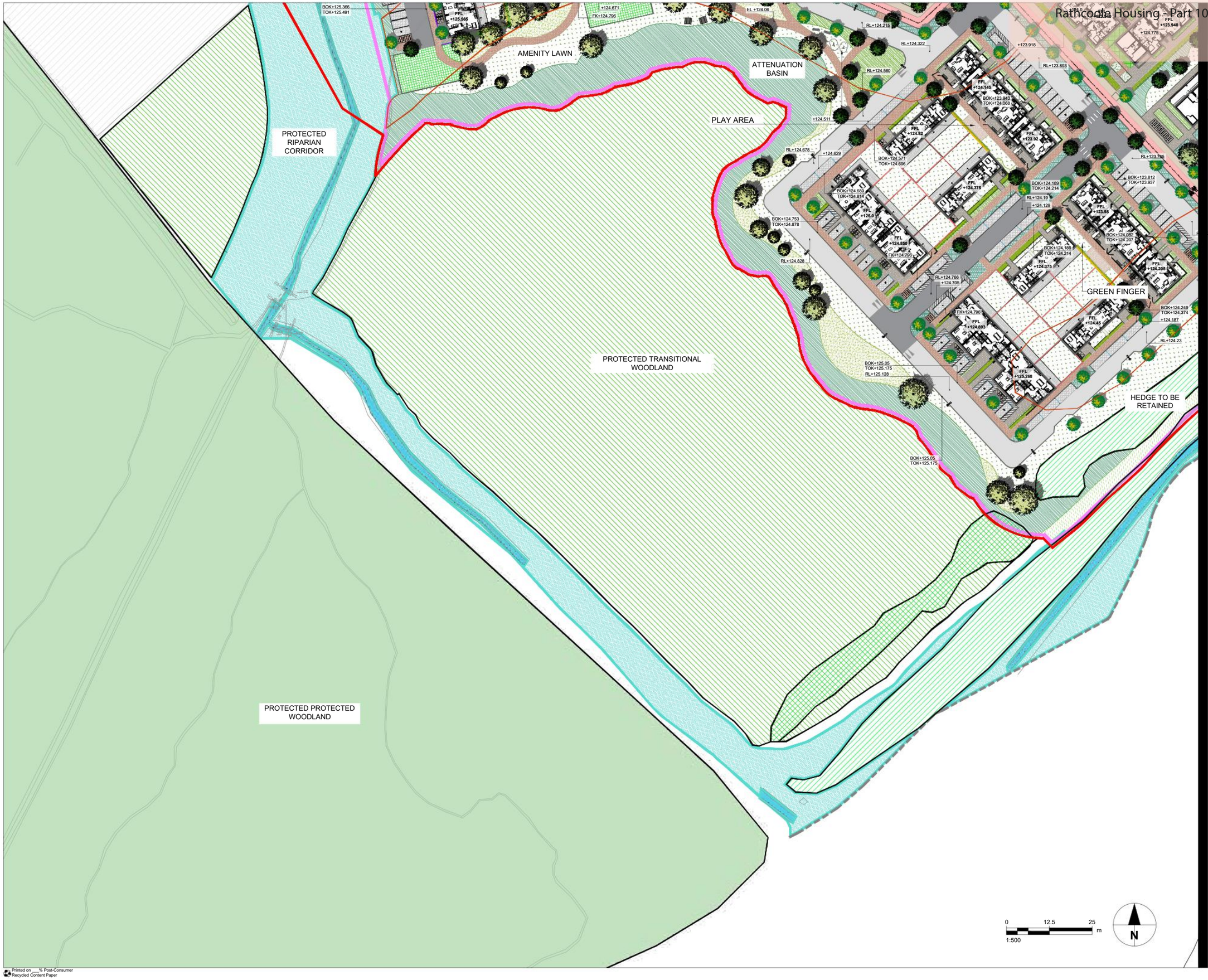
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SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE SHEET 2

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-001002



PROJECT

SDCC Rathcoole Housing Co Dublin

Rathcoole, Co. Dublin

CLIENT

South Dublin County Council

County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

EXISTING LANDSCAPE

- Site Boundary
- EU Protected Woodland — Refer to Tree Survey & Ecologist's Report
- Existing Transitional Woodland to be retained
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- Existing Riparian Vegetation
- Existing Trees to be retained — Refer to Tree Survey & Arboricultural Report
- Existing vegetation to be removed — Refer to Landscape Design Report and Tree Survey/Arboriculture Report
- Tree roots protection area

PROPOSED LANDSCAPE

SOFTSCAPE

- Proposed Parkland Trees
- Proposed Street Trees
- Proposed Feature Trees
- Amenity Lawn
- Grass Mound
- Meadow
- Mown Grass Strip
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- Attenuation Basins & Swales (SuDs) — Refer to drainage report
- Privacy planting
- Open space planting: shrubs and groundcover
- Raised Planters — To communal gardens
- Grasscrete — Hammerhead turnings
- Native Hedge — To house boundary
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HARDSCAPE

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- Bark Mulch — To play area
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- Sand — To boule court
- Boardwalk — Over detention basin

BOUNDARIES

- Existing boundary to be retained
- 1.1m High post & rail
- 2m Blockwork wall — To match architectural facade
- 1.8m Post and panel
- Residential Privacy Edge — 1.2m railing
- Road/Drainage kerb — 125mm wide
- Seating Wall — To semi-private communal area

LEVELS

- +113.90 — Proposed Levels & Slopes
- EL +113.90 — EL = Existing Levels; RL = Road Levels; FK = Flush Kerb; TOK = Top of Kerb; BOK = Bottom of Kerb

FURNITURE

- Benches & picnic tables
- Bins & cycle stands
- Calisthenics & play equipment
- Lighting poles — Refer to Lighting Engineers drawings

ISSUE/REVISION

I/R	DATE	DESCRIPTION
P01	09/10/2026	STAGE 2B SUBMISSION

PROJECT NUMBER

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SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE SHEET 3

SHEET NUMBER

25

RATH-ACM-ZZ-ZZ-DR-L-001003

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CLIENT

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01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

EXISTING LANDSCAPE

- Site Boundary
- EU Protected Woodland Refer to Tree Survey & Ecologist's Report
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PROPOSED LANDSCAPE

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LEVELS

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  EL = Existing Levels
  RL = Road Levels
  PK = Flush Kerb
  TOK = Top of Kerb
  BOK = Bottom of Kerb

FURNITURE

- Benches & picnic tables
- Bins & cycle stands
- Calisthenics & play equipment
- Lighting poles Refer to Lighting Engineers drawings

ISSUE/REVISION

P01	09/10/2026	STAGE 2B SUBMISSION
I/R	DATE	DESCRIPTION

PROJECT NUMBER

60765651

SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE SHEET 4

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-001004



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Designer: RB
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CLIENT

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County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

LEGEND

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FURNITURE

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- Bins & cycle stands
- Calisthenics & play equipment
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ISSUE/REVISION

I/R	DATE	DESCRIPTION
P01	09/10/2026	STAGE 2B SUBMISSION

PROJECT NUMBER

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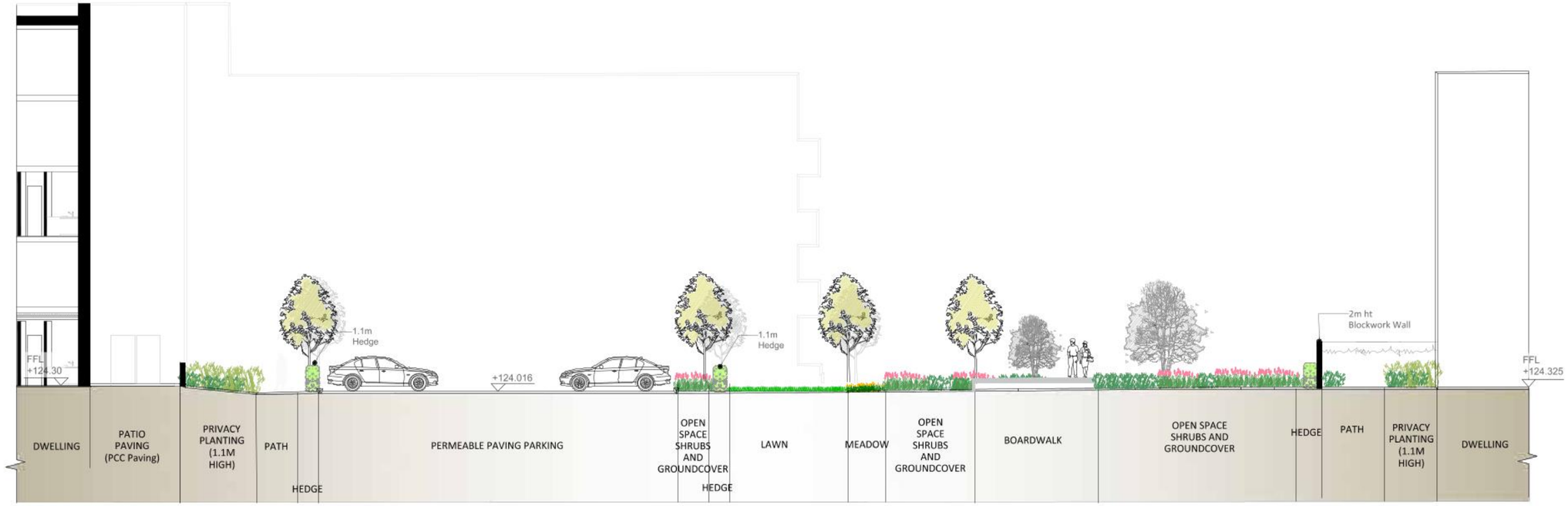
SHEET TITLE

LANDSCAPE PLAN
LANDSCAPE SHEET 5

SHEET NUMBER 27

RATH-ACM-ZZ-ZZ-DR-L-001005

5.2 Proposed Landscape Sections



PRIMARY STREETSCAPE AND FACING TYPOLOGIES
SECTION

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D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
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Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

E PLAN



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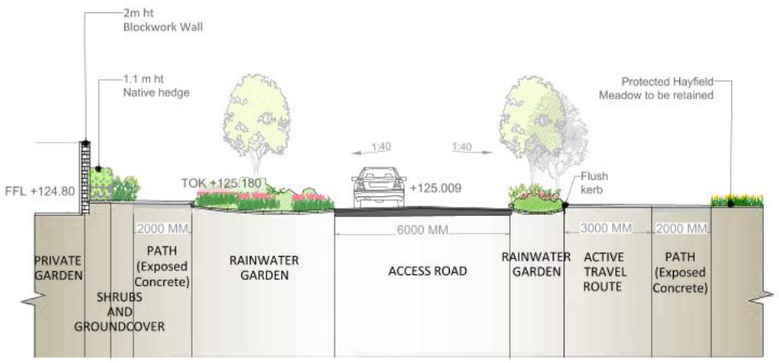
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SHEET TITLE

LANDSCAPE SECTIONS
SHEET 1
SECTION 1

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-006001



ROAD AND SHARED PATH SECTION

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South Dublin County Council

County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

AECOM
4th Floor, One Burlington Plaza, Burlington rd
Dublin, D04 RH96
01 696 6220 tel
www.aecom.com

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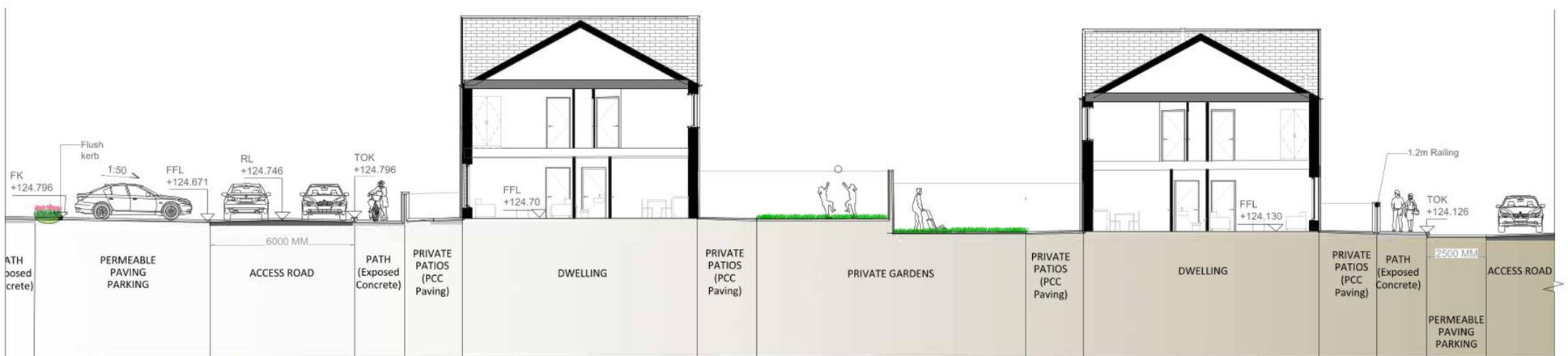
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LANDSCAPE SECTIONS
SHEET 2
SECTION 2

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-006002





TERRACED HOUSING SECTION

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CLIENT

South Dublin County Council

County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

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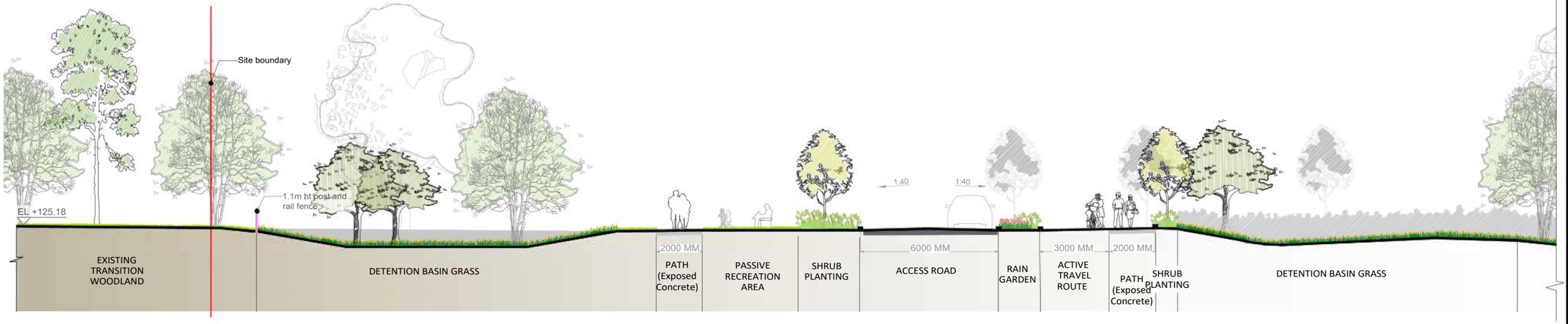
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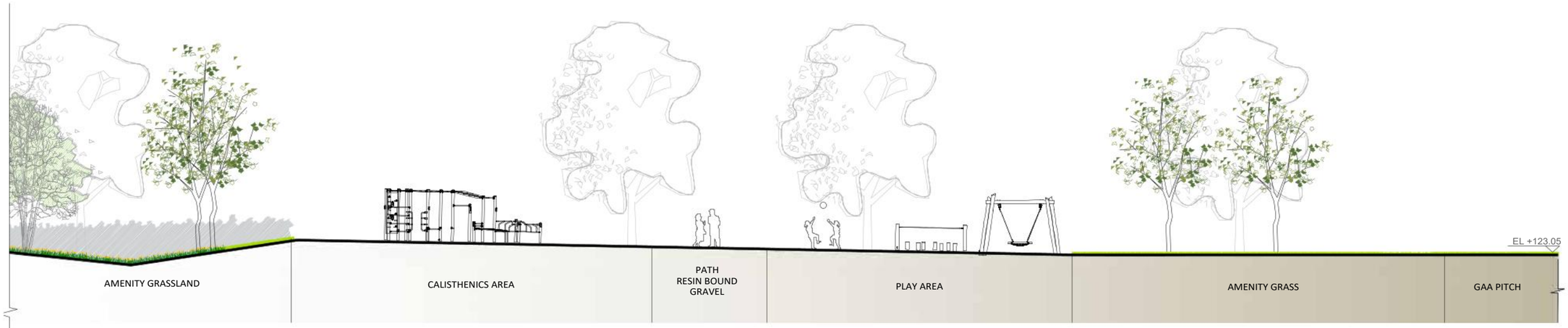
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LANDSCAPE SECTIONS
SHEET 3
SECTION 3

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-006003





SECTION THROUGH PARKLAND AND STREETSCAPE

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Co Dublin

Rathcoole, Co. Dublin

CLIENT

South Dublin County Council

County Hall Tallaght, Dublin 24,
D24 YNN5
01 414 9000 tel

CONSULTANT

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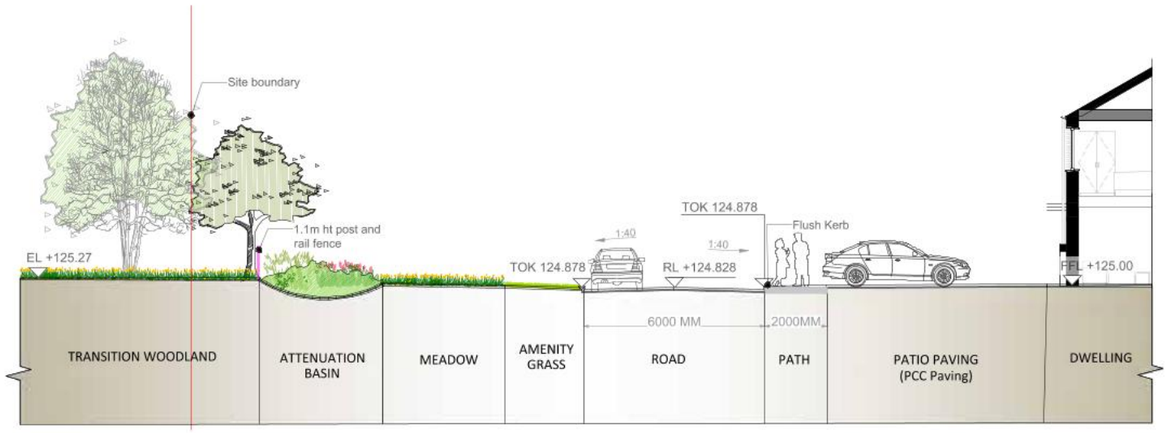
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SHEET 4
SECTION 4

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WOODLAND SECTION

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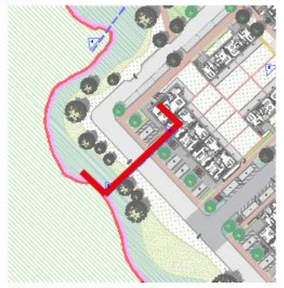
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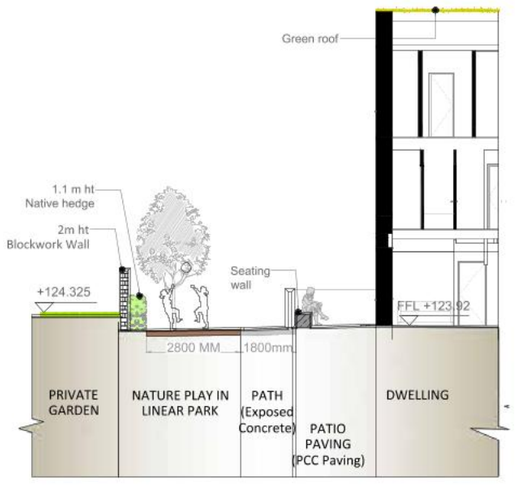
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GREEN FINGER SECTION

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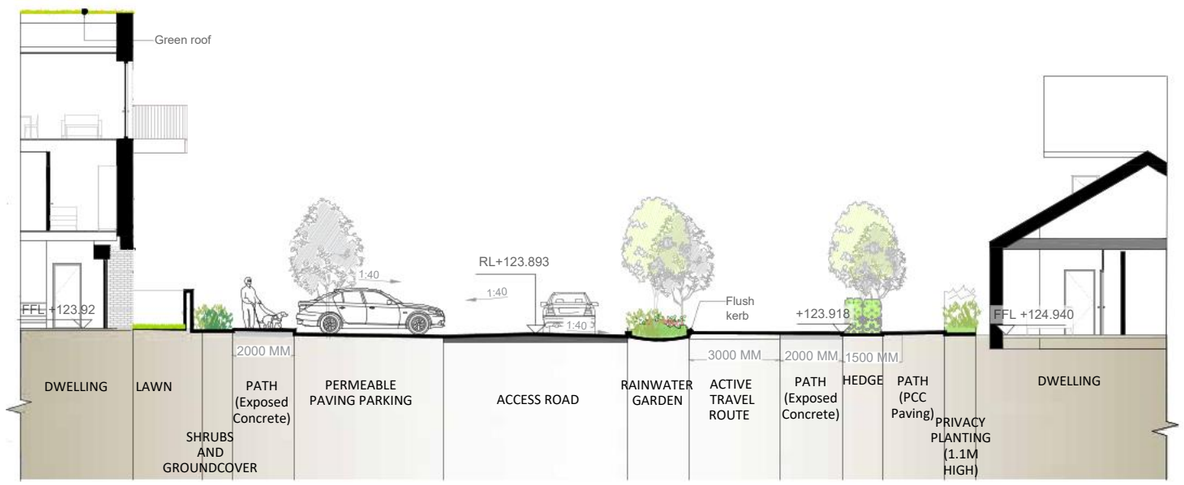
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STREETSCAPE SECTION

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D24 YNN5
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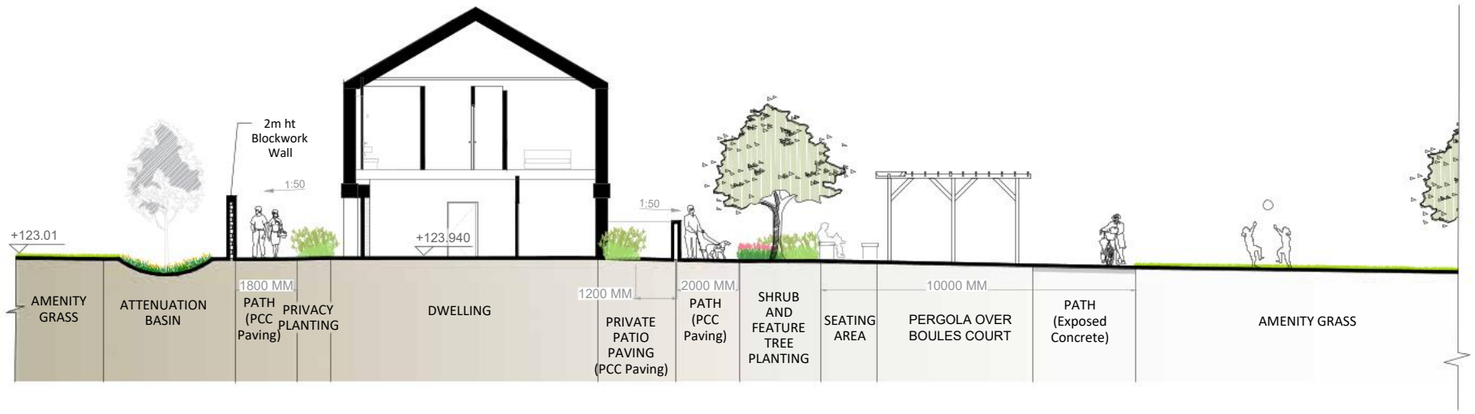
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SHEET TITLE

LANDSCAPE SECTIONS
SHEET 7
SECTION 7

SHEET NUMBER

RATH-ACM-ZZ-ZZ-DR-L-006007





SECTION THROUGH AGE FRIENDLY HOUSING AND COURTYARD

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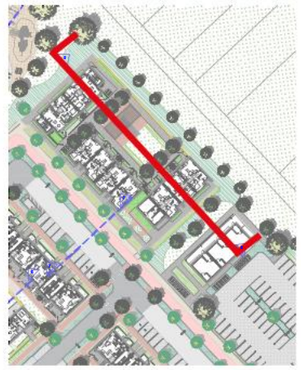
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5.3 Woodland Edge

The Woodland Edge forms an important transitional landscape between the proposed development and the existing transition woodland in the site creating a sensitive interface between built form and the natural environment.

A linear swale is incorporated as part of the wider Sustainable Urban Drainage System (SuDS), providing both a functional drainage element and a strong visual edge to define the space. A grassed detention basin is integrated as a breakout landscape feature, serving the dual purpose of stormwater attenuation and informal passive amenity space.

Natural play elements are distributed throughout this area to encourage informal recreation and engagement with nature.

A natural material palette is proposed throughout, with meadow and grassland areas softening the interface and blending the development into the surrounding landscape. Feature tree planting frames the open space, creating opportunities for pocket recreation, informal seating, and quiet relaxation.



Figure 45; Natural furniture



Figure 46; Meadow Planting



Figure 47; Meadow transitions to Lawn

Figures source: Adobe Stock

5.4 Local Park

The proposed Local Park establishes a strong landscape and recreational connection between the development and Rathcoole Park to the north, forming an integral part of the site's green infrastructure network.

The three existing pedestrian access points—two connecting directly to Rathcoole Park and one to the south—will be enhanced to improve permeability and encourage active travel. Hard and soft landscape materials have been selected to complement those within Rathcoole Park, creating a seamless transition between the two open spaces.

Avenue tree planting along the principal routes reinforces movement corridors, while feature planting at key locations enhances landscape character and wayfinding. The park layout responds to retained landscape assets, including the Annex I hay meadow, existing woodland and established vegetation, ensuring their ecological and visual value is protected.

Active recreation, including a playground and outdoor calisthenics area, is located adjacent to the proposed pitches within a sheltered woodland setting. Overlooking residential development provides passive surveillance, contributing to a safe and attractive public realm.

Swales and detention basins are integrated within the park frontage and entrance areas to manage surface water while enhancing biodiversity, defining park edges, enhancing security and creating visual interest.



Figure 48; Nature Play Playground



Figure 49; Meadow Planting



Figure 50; Nature Play Elements



Figure 51; Calisthenics Zone

Figures source: Adobe Stock

5.5 Pitch Treatments

The park landscape within the development will accommodate three pitches: two GAA pitches and one soccer pitch. A community clubroom building will be constructed alongside a public car park for users. A looped trail, designed to mirror the existing park pathway, will encircle these areas.



Figure 52; Grass Pitch Sports



Figure 53; Gym equipment Loop



01 Park Loop Pathway
02 Soccer Pitch
03 GAA Pitch
04 Boardwalk (Over Detention Basin)
05 Gym Equipment
06 Play equipment
07 Transition Meadow Planting
08 Swale
09 Lawn
10 Protected Haymeadow
11 Retained Trees
12 Removed Trees (for development)

Figure 54; Extract from Landscape Plan

Figures source: AECOM & Adobe Stock

5.6 Villa Landscape

The landscape associated with the villa typology is designed to provide a high-quality residential setting with a clear distinction between private, semi-private, and public realms.

Ornamental evergreen shrub planting, ranging from approximately 1m–1.2m in height, is positioned around the villa buildings to provide privacy screening for ground-floor residences while maintaining visual softness and year-round structure.

Communal courtyard spaces are located on the park-facing side of the development, fostering opportunities for social interaction and passive recreation.

Threshold spaces, entrance plazas, and permeable parking courts are positioned to the south of the plots, creating legible access routes and clear wayfinding through material changes and structured planting.

The planting strategy responds sympathetically to the wider landscape character while ensuring a clean, robust, and low-maintenance environment for future residents.



Figure 55; Seating Area



Figure 56; Shrub Planting Privacy Screening and Path Transition



Figure 57; Communal Courtyard



Figure 58; Clear Access Routes

5.7 Age Friendly Gardens

The Age Friendly open space is designed as a communal courtyard space that supports social interaction, wellbeing, and accessible outdoor recreation for residents.

Key features include a boule court, pergola structure, seating terraces, and open lawn space, creating a variety of spaces for both active and passive use.

Informal seating opportunities are distributed throughout the courtyard to encourage pause, rest, and social engagement.

A small communal growing area is located to the south of this typology, providing opportunities for gardening, social connection, and resident-led food or ornamental planting.

Privacy planting is incorporated to the front of ground-floor units and along the interface with the adjacent active travel route, ensuring an appropriate balance between overlooking, enclosure, and visual amenity.



Figure 59; Pergola Structure



Figure 60; Boule Court

Figures source: Adobe Stock

5.8 Green Finger

Green Fingers provide semi private pedestrian links through the site while delivering usable amenity space for adjacent dwellings. These linear corridors contribute to site legibility, connect key destinations, and form part of an integrated green infrastructure network.

Opportunities are provided for communal garden spaces, supporting social interaction and shared use by residents. Spaces are designed as semi-private, with clear definition between public and private realms.

Low boundary treatments such as seating walls as per figure 82 are proposed to maintain passive surveillance from adjoining properties, promoting safety and active use.

Green Fingers incorporate natural play opportunities, seating, and robust planting to support everyday use and enhance residential amenity. Planting design will prioritise biodiversity, seasonal interest, and ease of maintenance.



Figure 61; Green link (Adamstown)



Figure 62; Low Boundary Wall to Dwellings



Figure 63; Pocket Play and Passive amenity

5.9 Existing Bridges

Pedestrian bridges

There are three existing bridges on site, each distinguished by its materiality. The two bridges from the north side are timber and stone, providing a connection from Rathcoole Park. The third bridge, located on the southeast, is made of steel. All of these are to be retained.





Existing bridge 2



Existing bridge 3

Figures source: AECOM

5.10 Boundaries Plan

LEGEND

- SITE BOUNDARY
- RETAINED EXISTING BOUNDARY
- NATIVE HEDGE & POST AND PANEL FENCE
- 2M HIGH BLOCKWORK WALL (Matching Architects Facade)
- 1.8M POST AND RAIL
- 1.1M LOW WALL/RAILING (FRONT ENTRANCE BOUNDARY)
- 1.1M HIGH POST AND RAIL
- NATIVE HEDGE
- KERB LINE



Figure 64; Boundaries Plan

Figure source: AECOM

5.11 Boundaries

EXISTING BOUNDARIES
RETAINED



Figure 65; Post and Rail along Rathcoole Park Boundary



Figure 66; Steel Boundary Fence along southern Boundary



Figure 67; Blockwork Wall along North West Boundary



Figure 68; Retained Existing Woodland and Boundary Vegetation

PROPOSED BOUNDARIES



Figure 69; Villa building boundaries : Low evergreen shrubs



Figure 70; Low wall and railing to front of terraces



Figure 71; 1.8m high post and panel between terraces. 2m blockwork wall to public facade



Figure 72; 1.1m high post and rail protecting riparian corridor

Figures source: AECOM & Adobe Stock

5.12 Proposed Park Entrances/Exits

Proposed Entrances/Exits



Figure 73; Key Plan



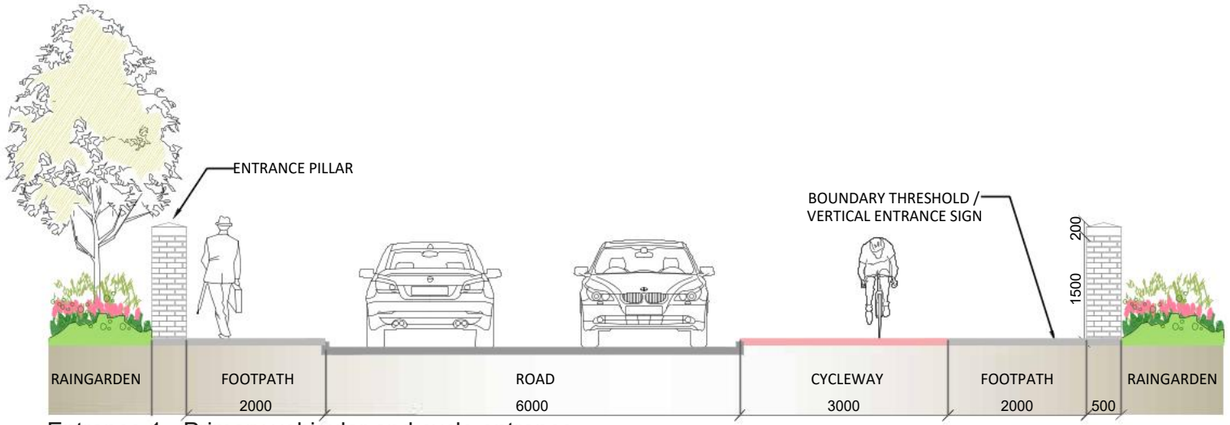
Figure 74; Bollard



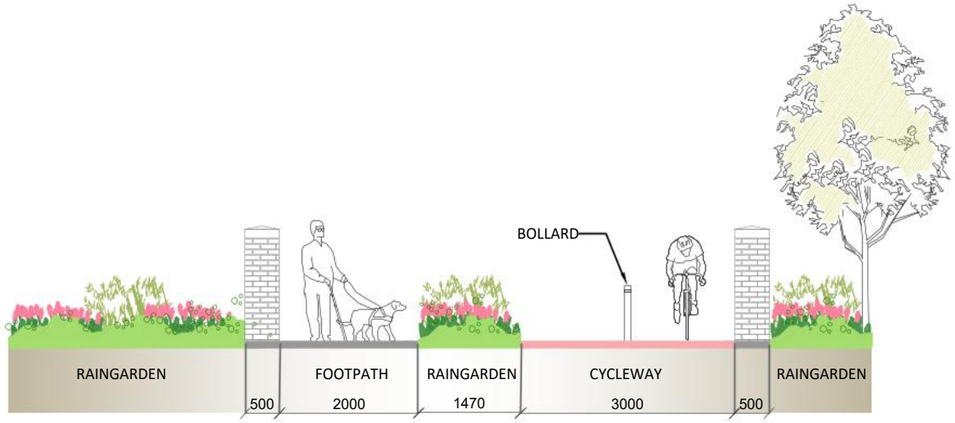
Figure 75; Cycleway



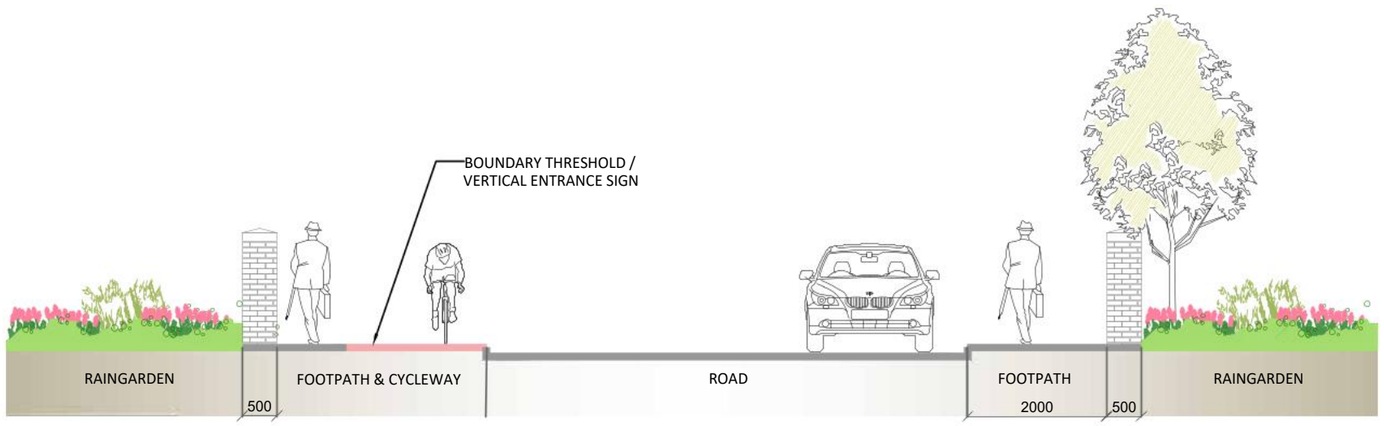
Figure 76; Entrance Sign



Entrance 1 - Primary vehicular and cycle entrance



Entrance 2 - Primary cycle and pedestrian entrance



Entrance 3 - Secondary vehicular and cycle entrance

Figure 77; Proposed entrances / exits sections

Figures source: AECOM & Adobe Stock

5.13 Play Strategy

All play areas proposed in this development are Natural Play Areas in line with SDCC's Play Space Programme. They will follow the national children's play policy 'Ready, Steady Play' published in 2019 by the Department of Children, Equality, Disability, Integration and Youth.

Equipment proposed with be natural and robust in style. Earthworks are to be used in the public open space to create interesting typography with tree planting and mounding proposed in the play spaces.



Figure 78; Balance Beam



Figure 79; Mushrooms Shaped Nature Play



Figure 80; Balance Posts with Rope



Figure 81; Playhouse



Figure 82; Tower with Bridge

Figures source: Adobe Stock

6. Planting Strategy

The general planting strategy throughout the scheme is for significant structure tree planting with 2 metre clear stems to provide a leafy canopy layer, softening the proposed buildings. A base layer of perennial and grass planting in the form of rain gardens will create a seasonal interest and provide a strong sense of identity to the scheme. Eye level between proposed trees and planting is kept clear to maintain sight lines throughout the scheme.

Planting

Native and naturalised tree species are to be planted within the public open space to increase opportunities for native wildlife. These will ultimately be large scale trees to designate a parkland character. Mixed native hedgerow is proposed in the open spaces to mitigate the removal of hedgerow during site construction. This is to be maintained at 1.1m in height unless otherwise stipulated. Biodiverse whip planting with a copse of standard and semi mature trees along the northern boundary will form a 'Eco corridor' for wildlife along the site.

Trees

Street tree planting will consist of species with fastigiate or neat forms suitable to the scale of the streetscape and those which will thrive in a streetscape environment. Street tree planting is designed together with the street lighting to avoid shading. Street trees will be planted into a minimum of 7cu.m. topsoil, with the use of urban tree soils, root barriers to protect water utilities and topsoil loaded rootcells to increase rooting areas outside the main tree pit area as necessary.

Rain gardens

A mix of structure grasses and perennial planting form the overall planting palette for the raingardens throughout the scheme. Proposed species will respond to the existing location of beds with a maximum of 7 species proposed per node. All planting proposed will maintain clear sight lines at maturity. This planting palette will provide biodiverse corridors throughout the scheme and create a strong sense of identity to the phase 1 development.

The planting beds will be filled with engineered soils comprised of 7% crushed sandstone aggregate, 20% composted green waste, 10% sandy silt loam. A 50mm mulch layer of sandstone aggregate is to be spread over this creating a weed free and easily maintained surface.

Shrub & Groundcover

Low level shrub and groundcover planting will be in single species blocks taken from an overall palette of species throughout the scheme with flowers and fruits attractive to wildlife such as bees and butterflies. Species will be of maximum 1m height at maturity to maintain clear sight lines.

Landscape Implementation Programme

Planting on the site will commence with the completion of each stage of the works and as a result the programme is closely tied to building works. Ground preparation will precede planting and will include weed clearance and amelioration where necessary. Planting of species will be carried out in the dormant period from November – March, with grass seeding carried out from April – September, this will unsure ample opportunity for planting to establish properly, omit and reduce casualties during the maintenance period.

Intensive landscape aftercare for each area will run for 12 months from the practical completion date using contact herbicides and hand weeding. There will be a period of 12 months defects liability on all planting with plant failures being replaced in the following planting season.

Focal Trees in Semi Private Open Space

Amelanchier lamarckii are small trees with seasonal charm. They will provide a strong identity in the proposed locations



Structural Shrub Planting

Transition zones between public space and residential frontages.



Raingardens

The proposed streetscape will have raingardens between parking.



Figures source: AECOM & Adobe Stock

6.1 Proposed Planting

PROPOSED SUDS PLANTING



Figure 83; Detention Basins-Planted (Source:Thorbjørn Hansen-freiraumwende.de)



Figure 84; Detention Basins Grasses (Source:Gruppe F-garten-landschaft.de)



Figure 85; Raingardens along road



Figure 91; Swales in parks

PROPOSED SCHEME PLANTING



Figure 86; Street Tree



Figure 87; Focal Tree



Figure 88; Open Space Trees



Figure 89; SuDs Raingarden Planting



Figure 90; Native hedgerows acting as soft boundaries



Figure 92; Naturalised Planting in Semi Private Space



Figure 93; Amenity lawn/passive amenity

Figures source: AECOM & Adobe Stock

7. Proposed Materials



Figure 94; Development Path: Brushed Concrete 2m



Figure 95; Residential Threshold Paving: PCC pavers



Figure 96; Bark Mulch to play areas



Figure 97; Active Travel Route: Footpath and Cycleway



Figure 98; Residential Parking: PCC Permeable pavers



Figure 99; Nature Play Elements throughout development



Figure 100; Loop Path: Asphalt Path 2.5m wide mimicking Rathcoole Park



Figure 101; Park Pathways: Resinbound Gravel



Figure 102; Playground Design: Nature Play

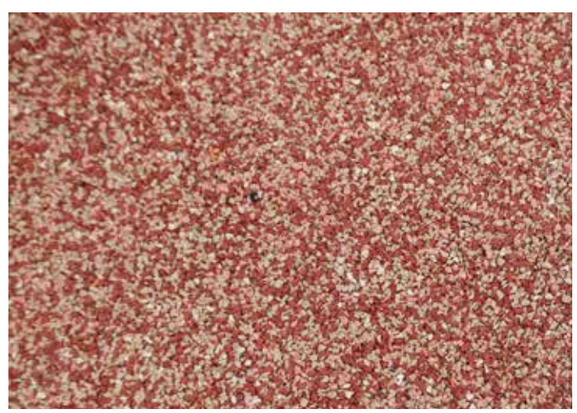


Figure 104; Resinbound Gravel to Calisthenics Area



Figure 103; Hardwood seating responding to existing site sensitivity

Figures source: AECOM & Adobe Stock