

CLONBURRIS CANAL EXTENSION

Landscape Design Statement

The placemaking & public realm vision; character, zoning, look and feel

March 2022

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Version: B
Version date: 31st March 2022
Comment Planning Issue

This document has been prepared and checked
in accordance with ISO 9001:2015

1.0 Location and Site Description

The area is denoted as Development Area 12 – Canal Extension, within the Clonburris Strategic Development Zone (SDZ), Planning Scheme, 2019. It has a 3.25 ha gross development area (2.5 ha net area).

The site is located on lands adjoining the Bawnogue Road and Ashwood drive in Clondalkin, Clonburris, immediately to the north of the existing Ashwood residential area. The Fonthill Road (R113) is situated to the east of the site and a tarmac, lit path forms the east boundary. The 18th century Grand Canal is situated to the north. A proposed Natural Heritage Area, it hosts a rich variety of plant and animal species, including protected species and numerous mature

tree species.

The site is an open, almost level area, comprising predominantly maintained species-rich grassland with a randomly spaced line of ash trees along the Bawnogue Road and the mixed, native species hedgerow and trees alongside the canal towpath. Groups of mixed, native trees and scrub understorey species are also located along the Fonthill Road and along Ashwood Road.

In addition to the main path connecting Bawnogue Road to the canal, to the east of the site, is a second tarmac path linking the canal path to

Fonthill Road and numerous, informal routes cutting across the grass area.

A number of services cross the site; high-pressure gas main, telecoms, both below ground to the east of the site and the ESB overhead lines which run both north/south and east/west across the eastern half of the site.



2.0 Planning Scheme Framework



The site will form Phase 02 of the development of SDCC lands within the approved SDZ, at Clonburris and will be located immediately adjacent to the future Grand Canal Park. The landscape proposals have been developed in accordance with the relevant landscape guidance and requirements as set out in the Clonburris Strategic Development Zone – Planning Scheme – May 2019 and SDCC Pre-Planning Guidance. The following identifies the relevant guidance set out under the headings used to describe the landscape proposals.

Streetscape

All on-street parking shall be broken up, landscaped and designed according to street typology in line with measures set out under DMURS (2019).

On-street parking shall be broken up into a series of bays separated by planted areas.

Street trees should be considered as an integral part of the street environment in accordance with DMURS (2019) with the size of species selected proportionate to the width of the street and streets generously planted at frequent intervals to soften the impact of parking and strong building frontages.

Street Furniture – the provision of street furniture e.g. lighting, bollards, seating, cycle parking and public art should limit clutter and be considered as part of the overall design of the street.

Cycling and walking shall be encouraged with the creation of a network of dedicated and street integrated and street integrated pedestrian and cyclist routes.

All streets will be designed for pedestrian and cyclist movement.

Public Realm

Ensure that development is designed in accordance with best practice and promotes identity and diversity.

The Grand Canal is a proposed Natural Heritage Area (pNHA) and comprises the canal channel and the banks on either side of it. It is considered to be a valuable natural, built and cultural heritage asset. Grand Canal Ecological Corridor – enhance the biodiversity and



ecological character of the pNHA. Developments fronting onto the Canal shall facilitate the continuity of the ecological corridor through the planting of native tree and hedgerow species. The design of the Grand Canal ecological corridor shall be in accordance with the Parks and Landscape Strategy and Biodiversity Management Plan.

Biodiversity and Natural Heritage – any new development should enhance, rather than diminish, heritage features, structures and sites and places of interest such as the historic hedgerows, the Grand Canal and the protected species using the area.

Any new connections to the Grand Canal Corridor are to be designed so as to avoid fragmentation of linear habitats.

All external lighting should be downlighting and should be time limited where possible. Lighting should be avoided in sensitive wildlife areas and light pollution, in general, should be avoided. Any additional nocturnal illumination of the canal corridor, resulting from development should be kept to a minimum.

Public realm proposals should provide:

accessible public opens spaces that retain landscape features and minimises visual or physical clutter
a landscape design that creates welcoming open spaces
a layout which allows the use of sustainable forms of transport connectivity and permeability
clearly identifiable road crossing points which follow pedestrian desire lines quality materials

High quality landscape design is required and should address:

Green Infrastructure – open space, cycling and walking connections, retention of existing good trees and hedgerows
SuDs should contribute to public open / green space
Active and passive recreation with emphasis on natural play
Good natural surveillance to prevent anti-social behaviour
Street trees must not conflict with proposed lighting standards – street trees to be narrow-crowned species, with trunks located 5m away from streetlights in accordance with SDCC Tree Policy.
Maintenance operations, with a minimum 18-month period of maintenance to be undertaken by the developer.

Front and back gardens and communal areas

Boundary Treatments to front gardens and privacy strips for residential schemes should be unobtrusive and should allow for good passive surveillance. Boundary treatment may comprise of low planting, low masonry walls, low timber fencing or low metal railings with heights of no more than 1.2m.

Rear boundaries between gardens should be demarcated appropriately and robustly with maximum heights to of 2 meters. Timber fencing is promoted between rear gardens, with the exception of those that interface with the public realm. In these locations, boundary treatment shall comprise appropriately rendered masonry walls with a minimum height of 1.8 meters and maximum height of 2 meters.

Boundaries to communal gardens / spaces should also be demarcated through appropriate hedging or fencing.

Play / Recreation

Open Space and Landscaping – protect and enhance existing open spaces and green infrastructure and provide new open spaces and green infrastructure that protects the character and amenities.

Open spaces will accommodate active and passive recreational activities and will be a key element in the green infrastructure network, accommodating outdoor activities and children's play facilities, including facilities for teenagers.

Key requirements for open spaces shall include pedestrian and cyclist connectivity through and between the parks, adjacent neighbourhoods and public transport. Open spaces are to be well lit, well overlooked, legible and accessible.

All residents will be within 400m of natural and semi natural open space.

It is a key requirement that the amenity of existing landscape assets, including the Grand Canal, habitats and historic features are enhanced and where appropriate, integrated into the landscape structure.

Sustainable Urban Drainage

Sustainable Drainage Systems (SuDS) are a mandatory requirement for all new development.

Green and Blue Infrastructure will permeate open spaces, parks, urban spaces and linear green spaces.

Character of the SuDS system – in public realm and open space areas e.g. small ponds, wetlands, detention basins, infiltration basins and filter strips should be integrated as amenity and ecology features within parks and open spaces and be utilised as a local amenity. The attenuation areas should be designed to be integral elements of any related open space and landscape structure. The perimeter of the attenuation areas should be profiled to enable walkways, high quality planting, amenity edges, and habitat establishment, in addition to the necessary surface water management.



Protect, enhance and develop an interconnected green and blue infrastructure network of parks, open space, hedgerows, grasslands, protected areas, rivers and streams for amenity and recreation, biodiversity protection, flood management and adaptation to climate change.

Incorporate new elements of Green and Blue Infrastructure such as tree planting, parks and natural open spaces and sustainable urban drainage systems.

Hard Landscape Materials

Materials and Finishes – in line with the recommendations of DMURS (2019), a hierarchical approach to their application should be taken in relation to the design of streets. The palette should be altered according to street hierarchy and importance of place.

External Finishes and Appearance – careful consideration should be paid to materials, which should be durable and of a high quality.
Soft Landscape (including nature and biodiversity)

Retain and improve key landscape ecological features such as hedgerows and the Grand Canal.

Connect parks and areas of open space with ecological and recreational corridors to aid the movement of biodiversity and people and to strengthen the overall Green Infrastructure network.

To support native plant and animal species and encourage corridors for their movement.

To seek to retain hedgerows, aquatic habitats and established tree lines wherever possible.

Trees along the boundary of SDZ lands – these should be protected and retained where possible.

Protected species – a number of rare and protected species have been observed close to the Grand Canal. The natural habitat should be actively improved in order to increase the population of protected species.

3.0 Landscape Proposals

The landscape proposals support the development masterplan by creating a high-quality setting to the residential neighbourhood with considered streetscape design and locally accessible open spaces with high levels of legibility and ease of movement within and through the development and also connections with the wider canal-side park area and towpath. The high level of visibility through the site and from passive surveillance ensures good orientation and provides a safe environment for all users.

The streetscape design balances the need for practical use; road access, parking, pedestrian and cycle routes with an attractive tree-lined and planted character. The visual impact of the hard landscaped areas and parking are mitigated through the inclusion of columnar form street trees, underplanted with plant species providing year-round visual interest. These areas of street planting will also form part of the SuDS proposals, designed to take surface water run-off which will be directed to the SuDS features.

The planting proposals have also been carefully considered to denote and distinguish public and private areas, ensure privacy zones, deter loitering, create attractive back garden and communal areas, clearly denote the extent of the development, minimise anti-social behaviour, reduce visual and noise impacts from the Fonthill Road, create attractive play areas, including opportunities for natural and imaginative play and ensure that the development will make a positive contribution to the future Grand Canal park.

The landscape proposals have been coordinated with the street lighting design, services and drainage requirements. The SuDS feature design have been developed to ensure they are an attractive and positive feature to the development with integrated play elements and opportunities for increasing wildlife habitat and biodiversity through the design of the two SuDS features, organic shapes, variety of side slope gradients and inclusion of smaller low-lying areas to hold water year-round.

To ensure an enduring quality, residential development the selection of hard and soft landscape elements have been carefully considered for durability, quality, ease of replacement (if necessary) and to minimise the maintenance burden and operations.

The landscape proposals are summarised in the following slides/ pages, with supporting precedent images covering:

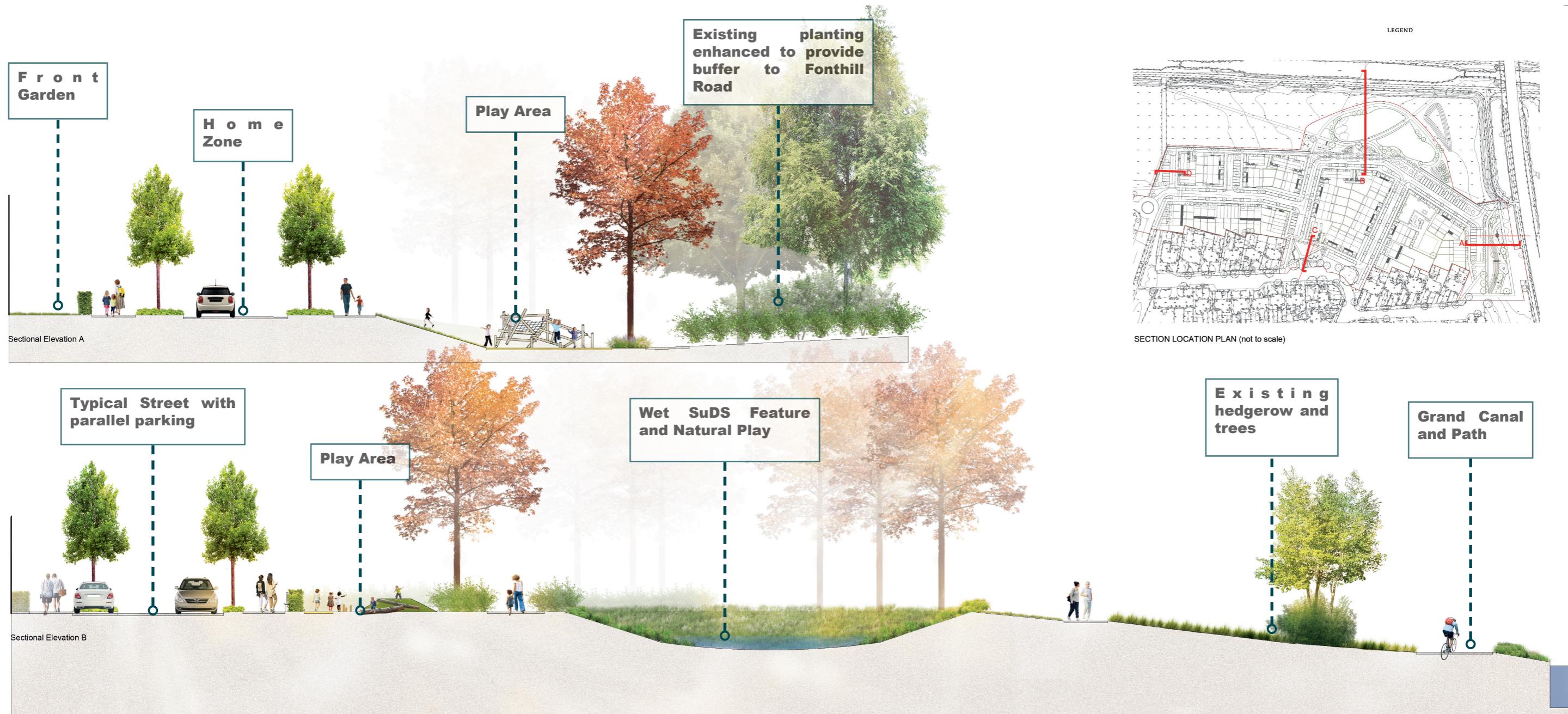
Masterplan
Illustrative Sectional Elevations
Landscape Principles
Streetscape
Public Realm
Play (formal and incidental)
Front and back gardens and communal spaces
SuDS Features
Hard Landscape Elements
Soft Landscape Elements

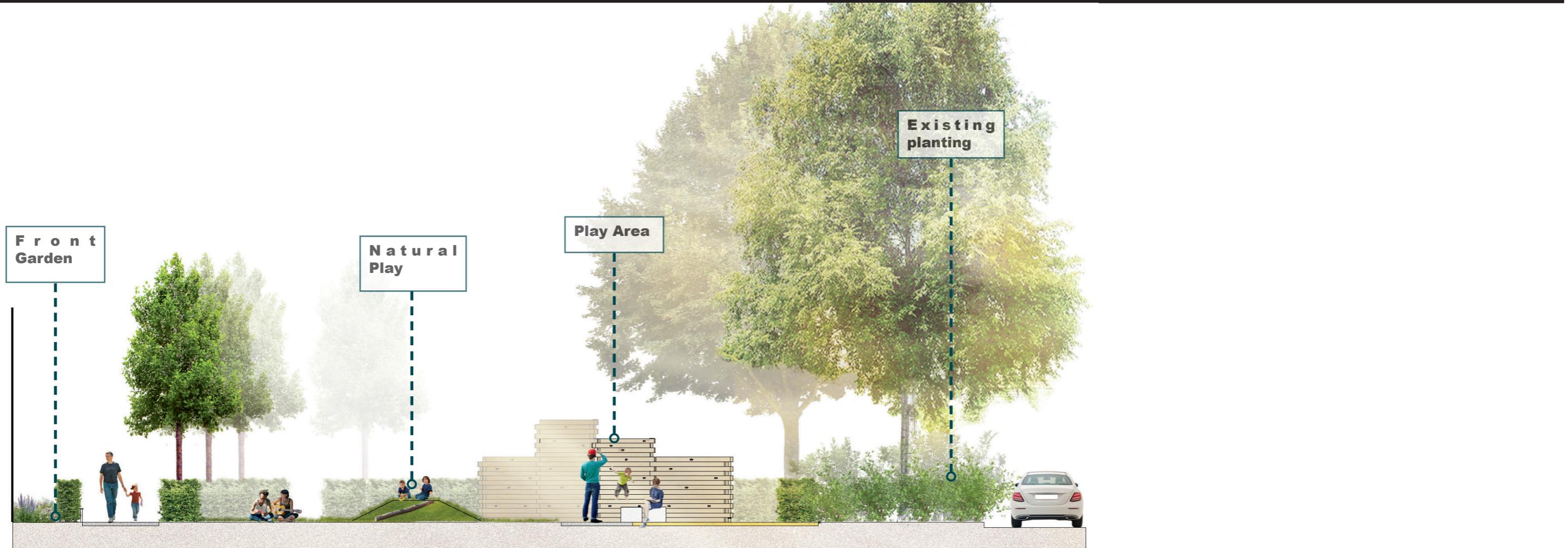


3.1 Illustrative Masterplan

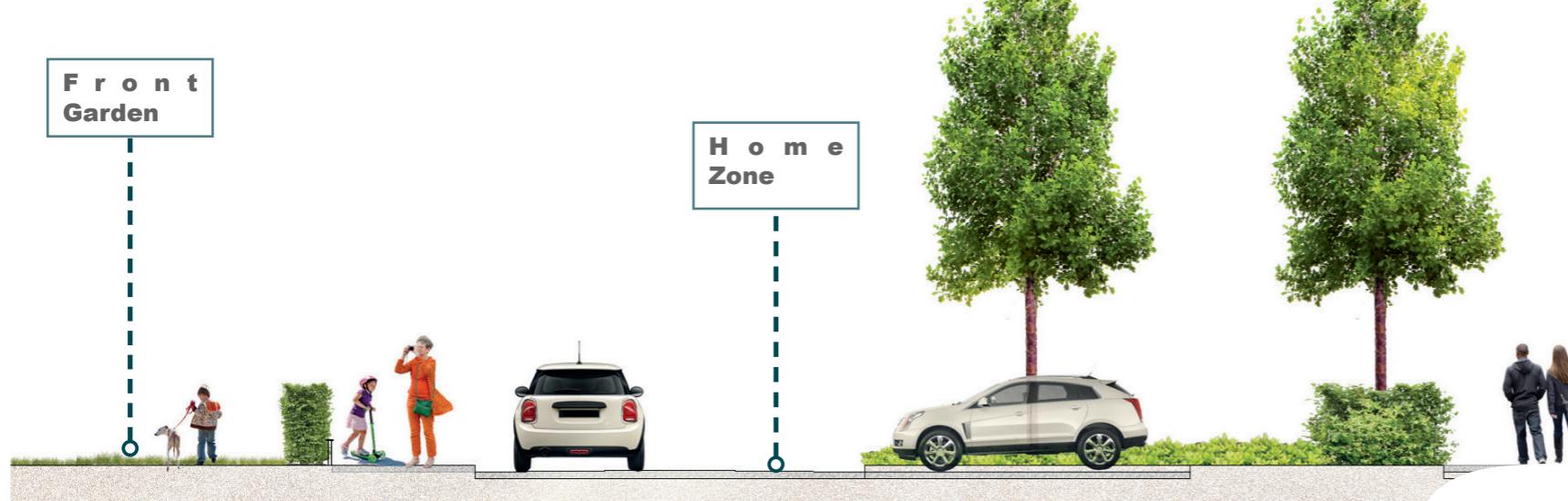


3.2 Illustrative Sectional Elevations





Sectional Elevation C



Sectional Elevation D

3.3 Landscape Principles

As set out in the Clonburris SDZ, the principles of the landscape elements are to:

Provide a quality residential neighbourhood with locally accessible open spaces:

High levels of legibility and ease of orientation;

Prioritise pedestrian and cycle movement;

Provide an integrated SuDS infrastructure, including a high amenity feature within the canal corridor.

The landscape proposals achieve this through:

Good streetscape design - inclusion of attractive street trees, shrubs and hedging with year-round interest, appropriate in scale and form;

Design of appropriate boundary treatments

- to the south: to avoid overlooking and shading of existing properties
- to the northeast and north west: good visual connection with the wider park area but low boundary wall with railings and supported by planting to give security and clear delineation of the development boundaries
- connections between the development and play / open area around SuDS feature to be more permeable but defined by ornamental hedge planting to define spatial activities
- east boundary provide appropriate visual separation of pedestrians / residents from main Fonthill Road;

Reducing noise impacts from the Fonthill Road by enhancing existing planting;

Including good footpath links/ connections through the development and with wider site context, including links with the footway along the Fonthill Road;

Including formal and informal play provision, creatively utilising levels within main recreation space and designing the SuDS feature to be a positive recreation and play opportunity;

Improving biodiversity and habitats and link with wider green networks;

Selecting materials and treatments to minimise maintenance burden.



3.4 Streetscape

The alignment and configuration of the residential streets and parking has been developed by the Civil Engineer and follows SDCC requirements.

The selected finishes and treatments will ensure:

Clearly defined roads, shared surfaces, crossing points and footpaths;

Clear indication of function and use;

Well lit and good natural surveillance to ensure a safe and pleasant environment;

Durable / hardwearing surfaces;

Easy to clean, replace, repair.

The selected finishes will include:

Block paving to homezones and parking bays:

Tarmac to roads;

Tarmac with chips to public paths;

Pre-cast concrete paving slabs or blocks to housing access paths, back gardens and communal areas;

Self-binding gravel to paths around the SuDS feature;

Gravels and mulch finishes to play areas.



Streetscape Precedents



3.5 Public Realm

The Clonburris SDZ requires at least 2500m² of public realm for a development of this scale.

The proposals achieve 6840m² of public realm comprising the areas to the north, east and south of the development. All areas are easily accessible from the whole development through a network of paths and provide a positive contribution to the development, incorporating a range of recreation and play facilities and also acting as positive public realm links with the neighbouring, existing development and the Grand canal towpath.

The layout of the public realm and the finishes and treatments will ensure:

Well lit and good natural surveillance to ensure a safe and pleasant environment;

Main public realm areas will have good connections with neighbouring existing housing;

Good pedestrian connections to wider canal-side park, cycle route and onto the Fonthill Road;

Incorporation of play elements and natural play;

Clearly defined pedestrian routes, separated from the roads;

Easy to maintain / keep clean.

Boundary treatments are particularly considered to ensure:

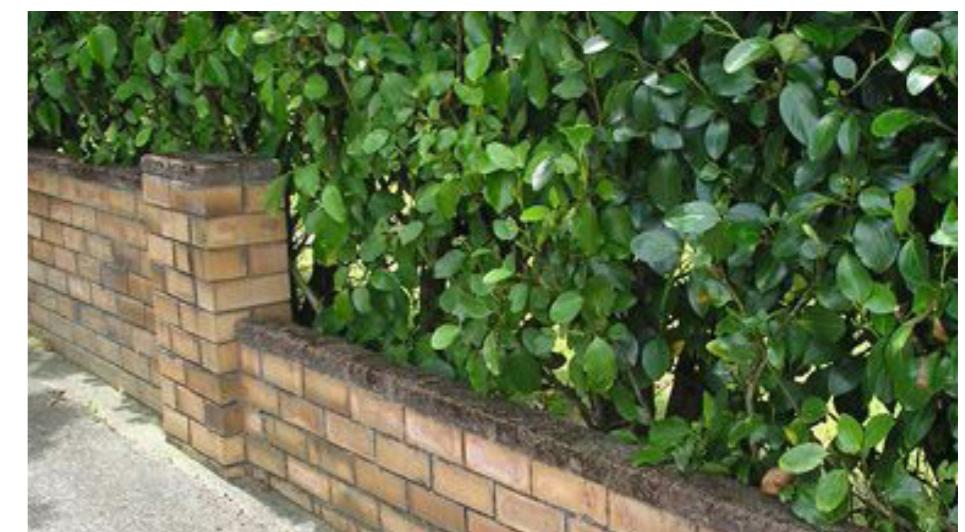
visual permeability i.e. maximum / maintained height of 1.5m,

enclosure and restriction of anti-social movements - inclusion of low walls, railing, hedges and trees adjacent to the wider canalside park;

consideration with adjacent residential development i.e. preventing overlooking and physical separation with open areas / play areas.



Public Realm Precedents



3.6 Play

Incorporation of formal play elements and natural play for a wide range of ages and abilities:

Inclusion of incidental play items, such as contoured mounds, logs and large boulders – play opportunities can be integrated throughout the soft landscaped public realm areas;

All play elements to allow children to use their imagination and stretch their abilities and encourage confidence;

Make use of level change to allow informal play and/or include a slide on the sloped ground;

SuDS features designed to allow informal, imaginative play and opportunities to play in the low-lying pool areas.

Good connections to wider canal-side park;

Good connections with adjacent residential areas;

Good natural surveillance from adjacent streets and properties;

Defined play areas to have boundary treatments (landform, hedges, low walls, bollards) to ensure safe places for playing;

The traffic calmed residential streets and shared surfaces can also be used for play.

The play areas are distributed throughout the residential development scheme with easy and safe access for all residents.

The play facilities are for all ages, but specific opportunities are located in different areas. Play facilities are a mix of traditional elements e.g. swings and slides but also a range of natural play opportunities to allow different age groups and abilities to play together in imaginative ways.



3.6.1 Formal Play Area

Toddlers and Children up to 6 years



Totter Beam

Children love situations in which they can show their skill. The Totter Beam is an amusing activity that inspires competitiveness. When children move around, their activity sets the beam in motion and the shaking and tottering leads to someone not being to hold on, especially if another participant is determined to help out.

Toddlers Twin Swing

A playground is not complete without a swing. Children need the possibility for swinging during their development. Swinging to and fro is a basic movement and is fun not only for children. Swinging has a comforting effect, removes tensions and provides pleasure.

Small Children Slide

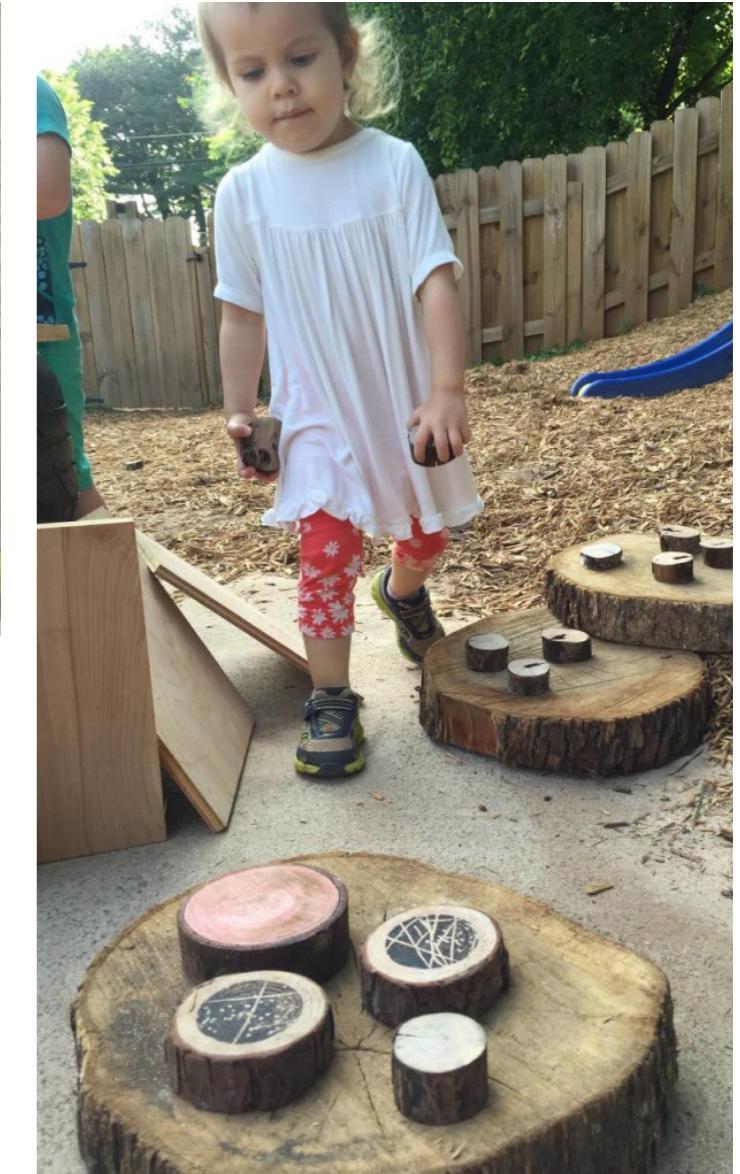
Slides are fun and sliding provides an exhilarating way to descend from a height. The exhilaration of the unfamiliar, apparently risky movement is an important play element of

the slide. This downhill glide without doing anything other than overcoming self-doubt and being daring, is enjoyable and provides a sense of achievement. Particularly fun is tandem or twin gliding on a wide slide.

All play opportunities will allow for children to play together or their own imaginative play - whichever suits them whenever they are playing.

Opportunities will be included to ensure children encounter nature.

Play will also include acceptable levels of risk to allow children to explore and learn and develop their abilities and confidence.



3.6.2 Formal Play Area

Older Children and Young Teenagers



Climbing Structure

Climbing Structures can be integrated into a strongly nature oriented environment due to their formal expressive character. Many children can play within a small space; Climbing Structures can even absorb the arrival of a large number of children who wish to play on it and incorporate all of them within a flowing play rhythm. Climbing Structures do not only allow for climbing, experiencing height, and for having a sensual experience with hands and feet, but they can also be used as a nice seat for relaxing and observing.

Singing Stone

If you place your head in the stone's hollow and hum different notes it is possible to find the note at which resonance occurs, and this causes a pleasant gently vibrating sensation throughout your body. You are transported into your own private world.

Play Poles

Play equipment which is more exercise-oriented also has a place in a playground. Children like to practice particular physical abilities. Their degree of success determines, amongst other things, their orientation within a group. The result is a stimulating balance trail along which skill and body awareness can develop. It is also fun to have playful competitions on the blocks.



3.6.3 Incidental Play



Incidental play is scattered throughout the site from the toddlers play areas to rolling hills at older children playgrounds. Well overlooked and close to formal play areas, these spaces provide a variety of amenity and play opportunities ensuring its use as a vibrant, lively, open space.

The incidental play includes areas of grass lawn for informal sport and activity whilst being accompanied by formal play and exercise structures suitable for a variety of ages.

Play elements are proposed throughout the area as beacons and a means of children learning way-finding however these will be developed with a strong imaginative play purpose.

The play and fitness structures promote climbing, balance and traversing activities for all ages and are further complimented by the surrounding natural play elements where children can experience biodiversity whilst being active through an arrangement of log trim trails amongst sensory planting, undulating earthwork mounding with climbing boulders and balancing poles.

The arrangement of this provision has been considered carefully to allow a duality of purpose, it not only creates a seasonal buffer to the site but ensures children can also use these areas in isolation with the imaginative periphery typology and planting allowing the space to function as creative play at any time.



3.7 Front, Back Gardens and Communal Spaces

The Clonburris development achieves an area of 721m² of communal space.

The layout of the public realm and the finishes and treatments will ensure:

Well lit and good natural surveillance to ensure a safe and pleasant environment;

Main public realm areas will have good connections with neighbouring existing housing;

Good pedestrian connections to wider canal-side park, cycle route and onto the Fonthill Road;

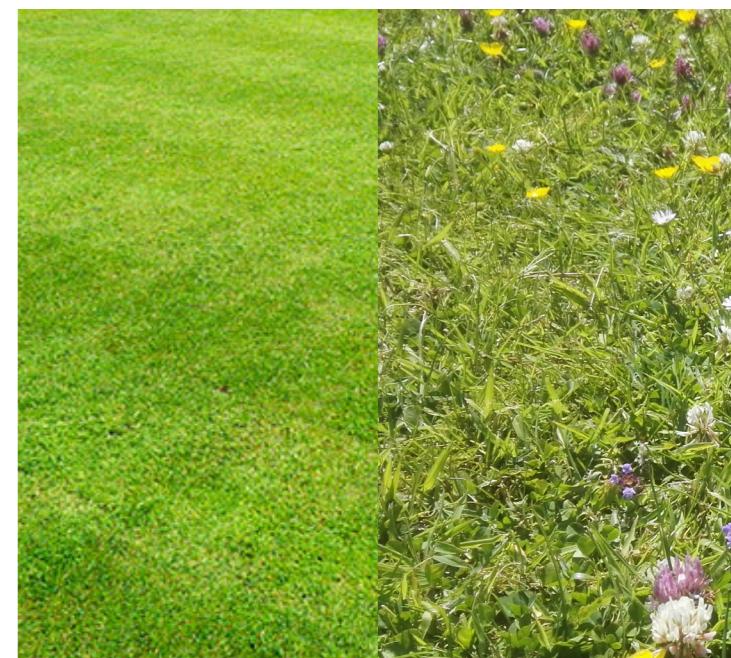
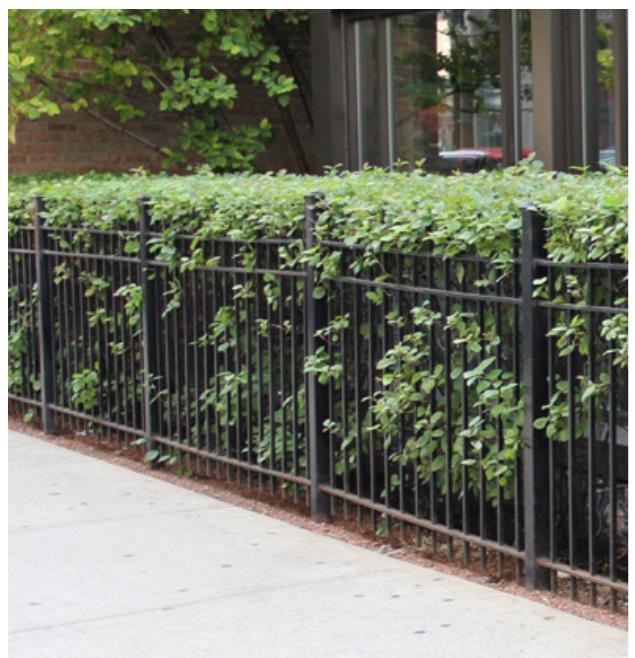
Incorporation of play elements and natural play within the back gardens and back court areas when additional natural surveillance is required in safe and secure environments;

Clearly defined pedestrian routes, separated from the roads;

Easy to maintain / keep clean.



Front, Back Gardens and Communal Spaces Precedents



3.8 Sustainable Drainage (SuDS) Features

The SuDS features are required as part of the overall development drainage as designed by the Civil Engineer.

The location of these features avoids the existing services that cross the canalside park area.

The size of these features meet the drainage requirements but have been designed with informal edges and a variety of slope gradients to ensure they have a pleasing, natural look with a variety of planting and grass mixes and are accessible via the informal path network ensuring a positive contribution to the public realm, backdrop to the development and include opportunities for an informal play area.

Generally dry, these features, located within future Clonburris canal-side park, are designed to be a positive aesthetic and recreational feature;

Some localised, lower areas to permanently hold shallow water for biodiversity, habitat and natural play opportunities;

Location avoids the gas main and telecoms wayleaves;

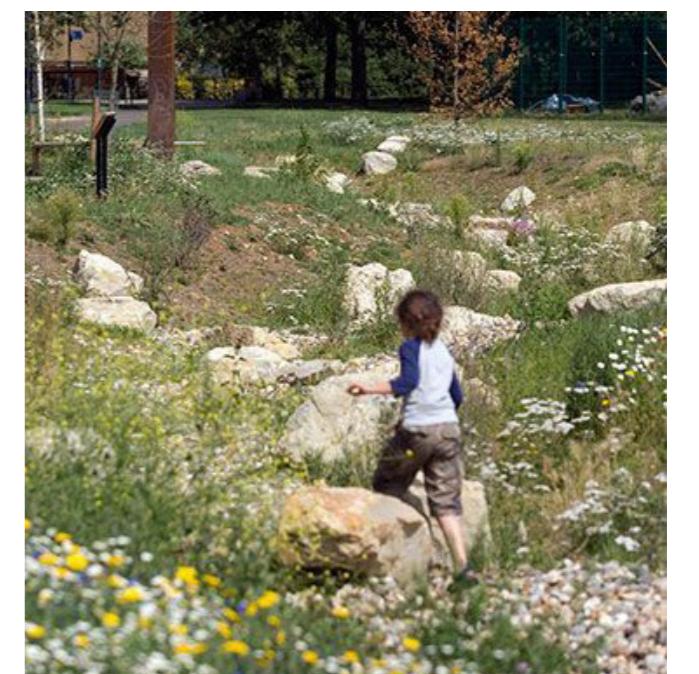
Arrangement in an organic, flowing form to ensure a natural look;

Appropriate native flower, shrub and tree species to the margins to create biodiverse habitats, improve green links and ensure an attractive feature;

The two main areas are divided by a path and encircled by paths for both maintenance access and varying recreation routes with paths extending to connect with wider canalside towpath.



Sustainable Drainage (SuDS) Precedents



3.9 Hard Landscape Elements

In accordance with the SDZ and in line with the recommendations of DMURS (2013) there will be a hierarchy to the approach with the selected palette of materials being robust and appropriate for location, use and function.

The paving materials, street furniture, boundary treatments, kerbs and edges are all selected to ensure:

Crisp, sharp detailing

Good quality materials with long lifespan

Selection of materials with highest quality and most interesting detailing at key node points

Colour palette to compliment architecture

To eradicate the need for spraying chemicals, all items such as bollards, street lights signage poles and fences through grassed areas will have a concrete base or strip to prevent weeds germinating and act as a mowing strip.

STREETSCAPE MATERIALS



FRONT, BACK GARDENS AND COMMUNAL SPACES



PUBLIC REALM AND PLAY



1. *Permeable paving to homezones and parking bays*
2. *Tarmac to Roads*
3. *PCC paving to front, back gardens*
4. *PCC paving to communal areas*
5. *Tarmac with chip to public paths*
6. *Self binding gravel to path around the SuDS feature.*
7. *Engineered Wood Fibre to play areas*

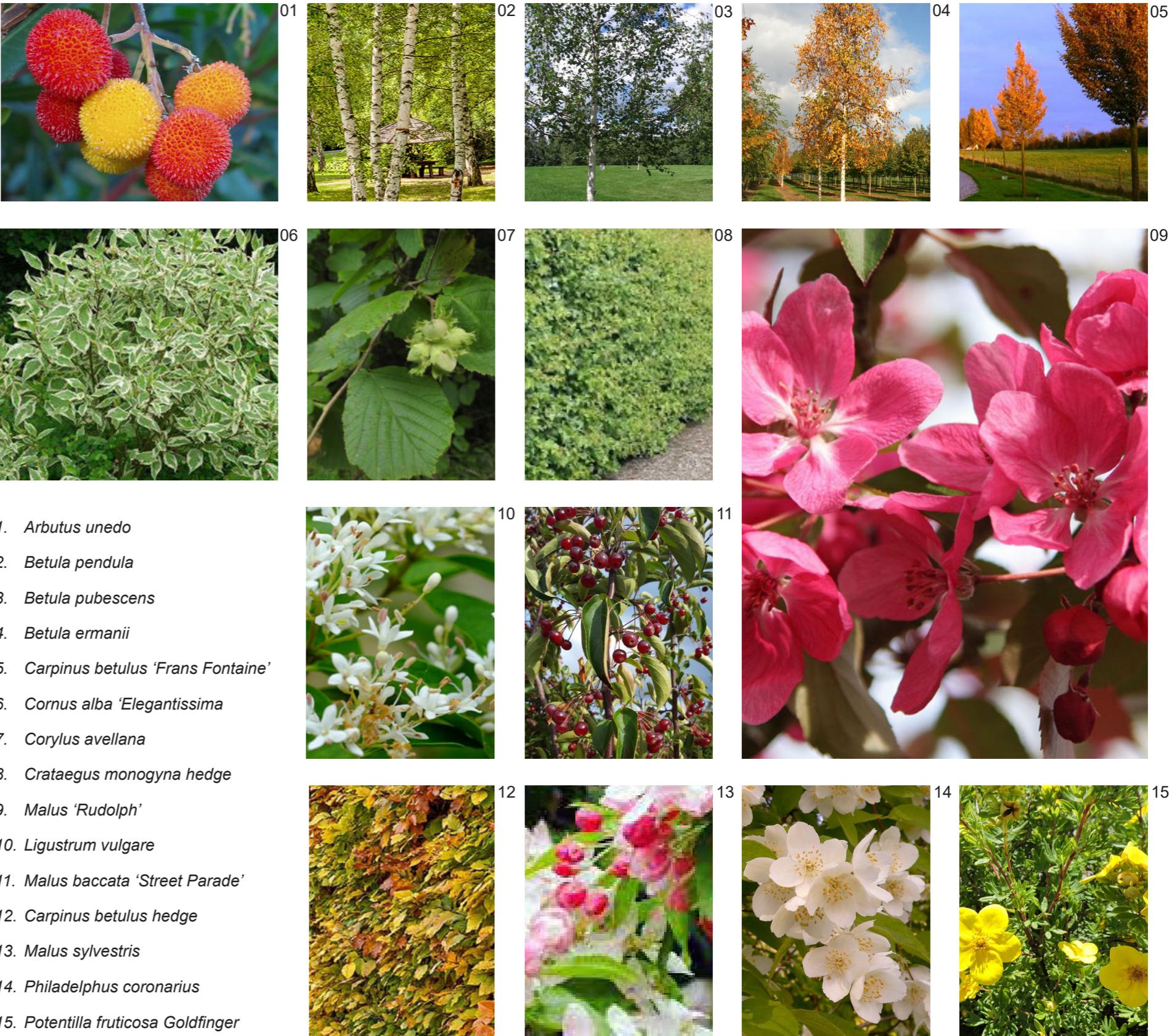
3.10 Soft Landscape Elements

In accordance with the SDZ and advice from SDCC Parks, the planting will be selected to be proportionate to the width of the street with the street trees augmented by planting and associated with SuDS feature.

The soft landscape elements will be a mix of native species to ensure appropriate character for the area and provide rich and diverse habitats and biodiversity. These species will be used in the public realm and play areas and around the SuDS features.

Within the streets, trees and ground cover species will be chosen to be appropriate to the scale of the streetscape and provide year-round colour and interest.

All planting will be selected to minimise the maintenance requirements.



4. Appendix

Drawings - Planning Issue



B Planning Issue
A Draft Planning Information
- Stage 1B Issue
REV. 0000
APP. DATE 14/02/22
 Sir 14/02/22
 Sir 21/02/22
 Sir 19/01/22
 APP. DATE

LDA DESIGN



LEGEND	
Surface Finishes	
Tarmac Carriageway	
Paving to Homezone Carriageway and Parking	
Path to Private Gardens	
Paving to Communal External Areas	
Paths within Public Open Space Tarmac With Chip	
Paths within Public Open Space Self Binding Gravel	
Safety Surfacing to Play Areas	
Paving to Roundabout	

A Planning Issue
 - Draft Planning Information
 REV. 21/02/22
 APP. DATE

LDA DESIGN
 PROJECT TITLE
 CANAL EXTENSION - CLONBURRIS

DRAWING TITLE
 Hardworks General Arrangement

ISSUED BY Glasgow T: 0141 222 9780
 DATE Feb 2022 DRAWN RPi
 SCALE@A1 1:500 CHECKED Sir
 STATUS Planning APPROVED Sir

DWG. NO 8008-LDA-XX-XX-DR-L-2000

No dimensions are to be scaled from this drawing.
 All dimensions are to be checked on site.
 Area measurements for indicative purposes only.

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 Sources: Ordnance Survey



A Planning Issue
- Draft Planning Information
REV. 21/02/22
APP. DATE

LDA DESIGN
PROJECT TITLE
CANAL EXTENSION - CLONBURRIS

DRAWING TITLE
Softworks General Arrangement

ISSUED BY Glasgow T: 0141 222 9780
DATE Feb 2022 DRAWN RPi
SCALE@A1 1:500 CHECKED Sir
STATUS Planning APPROVED Sir

DWG. NO 8008-LDA-XX-XX-DR-L-3000

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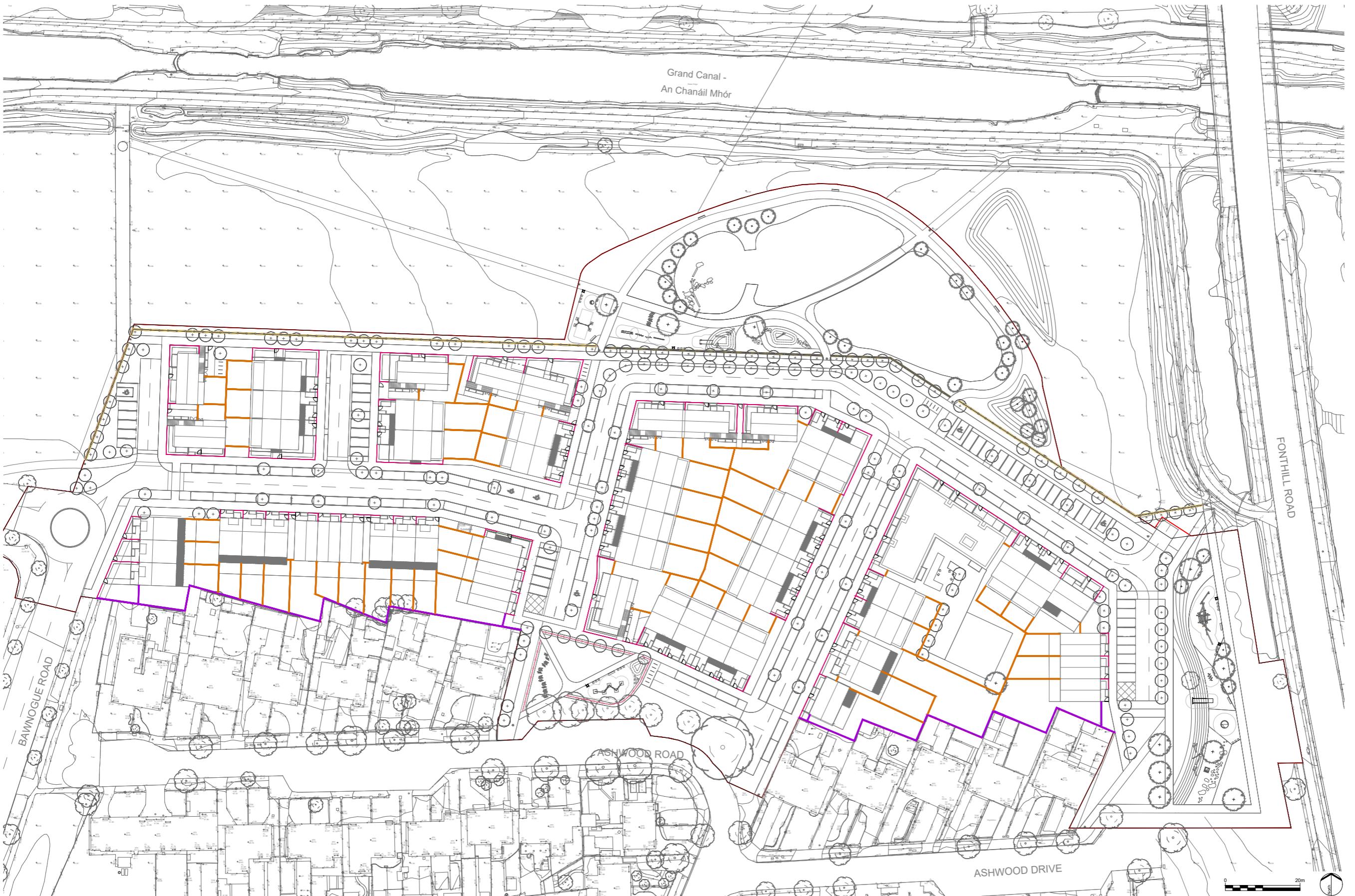
LDA DESIGN

PROJECT TITLE
CANAL EXTENSION - CLONBURRIS

DRAWING TITLE
Tree Retention & Removal Plan

ISSUED BY Glasgow T: 0141 222 9780
DATE Feb 2022 DRAWN
SCALE@A1 1:500 CHECKED Sir
STATUS Planning APPROVED Sir
DWG. NO 8008-LDA-XX-XX-DR-L-3001

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LEGEND	
Boundary Treatments	
Gates to gardens	
Post and wire fence with hedge	
Low brick 0.5 m wall with 1.0 m high railing to public areas	
1.2 m metal fence to the front gardens	
1.8 m close board timber fence to back gardens	
2.1 m concrete block wall to the back of the existing house gardens	

B Planning Issue
 A Draft Planning Information
 REV. Draft Information
 APP. DATE

LDA DESIGN

PROJECT TITLE
 CANAL EXTENSION - CLONBURRIS

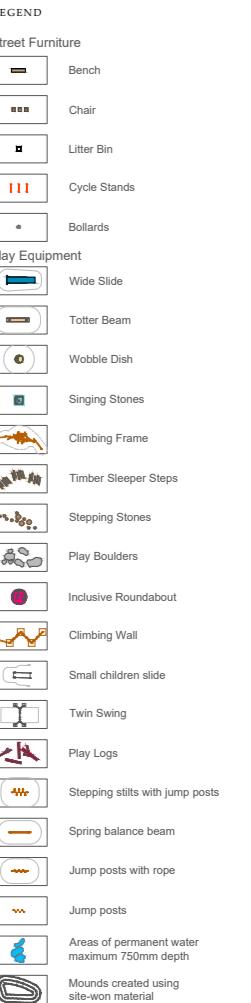
DRAWING TITLE
 Fencing and Boundary General Arrangement

ISSUED BY Glasgow T: 0141 222 9780
 DATE Feb 2022 DRAWN RPi
 SCALE@A1 1:500 CHECKED Sir
 STATUS Planning APPROVED Sir

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T: 0141 222 9780
LDA DESIGN
PROJECT TITLE
CANAL EXTENSION - CLONBURRIS

DRAWING TITLE
Furniture & Play Equipment General Arrangement

ISSUED BY Glasgow T: 0141 222 9780
DATE Dec 2021 DRAWN RPi
SCALE@A1 1:500 CHECKED Sir
STATUS Planning APPROVED Sir

DWG. NO 8008-LDA-XX-XX-DR-L-5000

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