

SITE AREA:
4.0 HECTARES
6,372sqm (15.9%) OPEN SPACE

LANDSCAPE MASTER PLAN
PLEASE REFER LANDSCAPE DESIGN STATEMENT, BOUNDARY TREATMENT & GREEN INFRASTRUCTURE PLANS.

OPEN SPACES - PUBLIC & PRIVATE
AVERAGE OF 80M2 OF OPEN LAWNS TO EACH INDIVIDUAL RESIDENTIAL UNIT OFFERS PERSONAL PRIVATE GARDEN SPACE WHILE THE PUBLIC OPEN SPACE PARKS OFFER THE AMENITY OFF EXERCISE/PLAY & RELAXATION FOR ALL.

LEGEND - HARD LANDSCAPING

- PERMIABLE COBBLE LOCK PAVING TO INDIVIDUAL FRONT DRIVES
- FLAG PAVING TERRACES TO COURTYARD GARDENS/RECEPTIONS
- FLAG PAVING TERRACES 'BOARDWALK'
- CONCRETE FOOTPATHS
- SUDS - Tree Pit
- SUDS - Grasscrete
- SUDS - Swale
- SUDS - Hoggin Footpaths

OPEN SPACE MIXED PLANTING

FRONT GARDEN MIXED PLANTING

RFI RESPONSE NOTES

- RFI POINTS NOTED IN BROWN HIGHLIGHT BOX
- SEE BOUNDARY TREATMENT PLAN FOR FURTHER RESPONSE DETAIL.
- ALL SITE LAYOUT REVISIONS HAVE BEEN INCLUDED IN THIS PLAN.

Boundary Wall Climbers

Hedera Helix	Ivy	25%	2-3lt
Hedera colchica	Persian Ivy	25%	2-3lt
Hedera Helix white wonder	Variegated Ivy	25%	2-3lt
Parthenocissus Veitchii	Boston Ivy	25%	2-3lt

LIGHTING CLEARANCE
ALL TREES TO BE SET A MINIMUM OF 5M FROM ANY PUBLIC LIGHTING TO ENSURE NO DISTURBANCE OF LIGHTS ILLUMINATION FIELD.

PUBLIC OPEN SPACE 2

Grade 2 Seed Mix seeded grass to individual rear gardens.

Open Amenity Lawn

COMMUNAL OPEN SPACE

RFI POINT 1.b)
Evergreen climbers (mixed Ivy's) to be planted at 3m spacing along both sides of existing block boundary wall at this location.
See Boundary Wall Climbers mix for specifications

RFI POINT 1.h)
Increased specimen tree planting to ensure substantial screening from external views at this point.
21no. in total along this Northern boundary line.

RFI POINT 1.r)
Please see revised Boundary Treatment Plan No FLA-WEL/BT/001a & planting legend for further detail on inter-property boundary detail & general planting specification.

Specimen tree planting to roadside mixed planted borders to add interest and colour to living environment.
See legend for 'Roadside Verge Trees' mix.

Mixed specimen tree & shrub planting partition borders to front garden parking hard surface.
See legend for 'Tree & Shrub Planting' mixes.

Mixed shrub planting to public open space borders to introduce colour and interest whilst offering areas of seclusion within estate grounds.
See legend for 'Shrub Planting' mixes.

PUBLIC OPEN SPACE 1

Natural Play Ground with Footpath Access & Bench Seating
Grade 2 Seed Mix seeded grass to open space 'Kickabout' area.

Hoggin access footpaths leading through open space offering positive site access to all.

Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.
See legend for 'Open Space Specimen Trees' mix.

PEDESTRIAN CYCLE LINK

Specimen tree planting to grass roadside verges to add interest and colour to living environment.
See legend for 'Roadside Verge Trees' mix.

RFI POINT 1.d)
Please see 1:500 Scale Landscape Master No FLA-WEL/DET/001 for further detail on this interface with Park Avenue

Grade 2 Seed Mix seeded grass to individual rear gardens.



RFI POINT 1.c)
Evergreen climbers (mixed Ivy's) to be planted at 3m spacing along both sides of existing block boundary wall at this location.
See Boundary Wall Climbers mix for specifications

Specimen tree planting to individual private back gardens to ensure substantial screening from external views at this point of Harbour Drive.
LOW GROWING SPECIES MAX 6m: Malus 'Royalty', Sorbus cashmiriana, Arbutus unedo & Acer pensylvanicum.

PUBLIC OPEN SPACE 3

Grade 2 Seed Mix seeded grass to individual rear gardens.

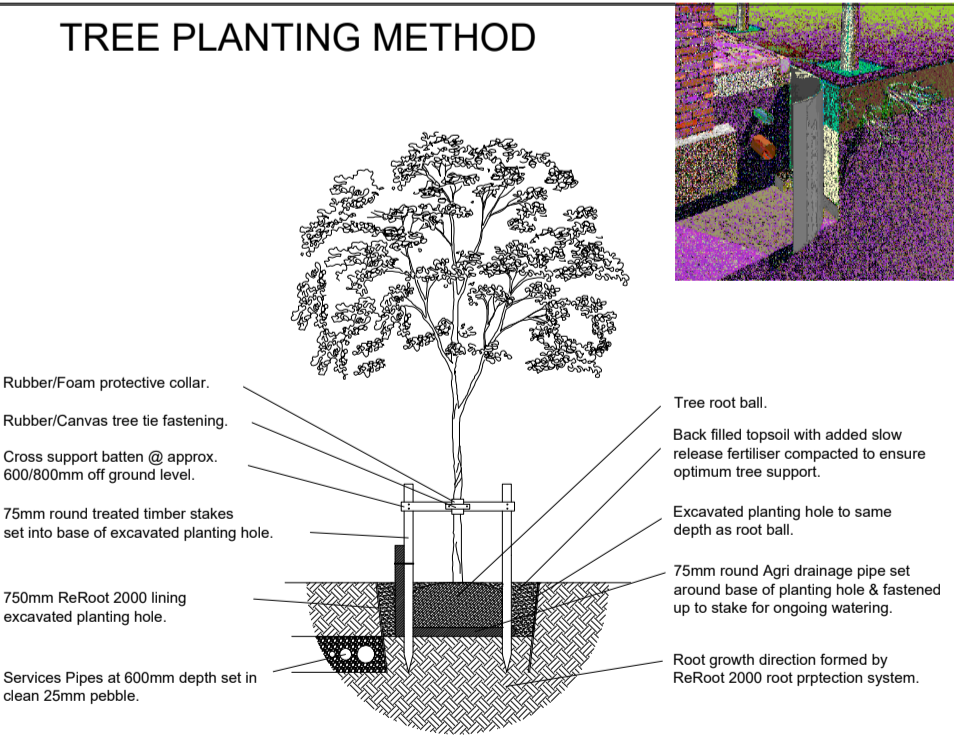
Specimen tree planting to public open space grass and border areas to add height, interest and colour to living environment.
See legend for 'Open Space Specimen Trees' mix.

RFI POINT 1.f)
Previously proposed powder coated railings to be replaced with native hedging.
See legend for 'Hedging' mix.

RFI POINT 1.a)
Additional specimen tree planting to public open space to bulk up screening to neighboring properties.
See legend for 'Open Space Specimen Trees' mix.

EXISTING TREES
REFER TO TREE SURVEY DWG NO: FLA-WEL/TS/001a FOR EXISTING TREES IDENTIFICATION & DWG. NO. FLA-WEL/IRR/001 FOR DETAILS OF PROPOSED RETENTION/PROTECTION & REMOVAL.

- EXISTING BOUNDARY LINE MATURE & SEMI-MATURE TREES TO BE RETAINED
- EXISTING TREES TO BE REMOVED TO SAFELY ACCOMMODATE PROPOSED DEVELOPMENT



BOUNDARY TREATMENT
REFER TO DWG. NO. FLA-WEL/BT/001 FOR BOUNDARY TREATMENT DETAIL.

TIMING SCHEDULE
ALL SPECIMEN TREE AND SHRUB UNDERPLANTING TO BE PLANTED DURING THE FIRST 'BARE ROOT' WINTER PLANTING SEASON (NOV - FEB) AFTER COMPLETION OF ALL CONSTRUCTION WORKS.

PLANTING LEGEND

Botanic Name	Common Name	No. %	Size
Hedging			
Buxus Sempervirens	Box		2/3lt
Fagus sylvatica	Beech		60-90cm
Open Space Shrub Mix			
Cornus alba sibirica		10%	2-3lt
Corylus avellana	Hazel	10%	2-3lt
Cultus scoparium	Broom	10%	2-3lt
Elaeagnus angustifolia		10%	2-3lt
Mahonia Charity		10%	2-3lt
Rosa carnia	Dog rose	10%	2-3lt
Skimmia japonica		10%	2-3lt
Spiraea 'Snowmound'		10%	2-3lt
Viburnum 'Manselii'		10%	2-3lt
Viburnum opulus	Gelder rose	10%	2-3lt
Garden Shrubs Mix			
Hebe E A Bowles		10%	2-3lt
Hebe pingulifolia		10%	2-3lt
Potentilla Red Ace		10%	2-3lt
Pieris japonica		10%	2-3lt
Viburnum Davidii		10%	2-3lt
Ceanothus Repens		10%	2-3lt
Euonymus Emerald Gaiety		10%	2-3lt
Hebe rakaienis		10%	2-3lt
Erica cinerea		10%	2-3lt
Potentilla Primrose Beauty		10%	2-3lt
Open Space Specimen Trees			
Alnus glutinosa	Alder	20%	12-14 RB
Betula pubescens	Downy Birch	20%	12-14 RB
Pinus sylvestris	Scots Pine	20%	12-14 RB
Prunus avium 'Plena'	White Cherry	20%	12-14 RB
Sorbus aucuparia	Mountain Ash	20%	12-14 RB
Roadside Specimen Trees			
Sorbus aria	Whitebeam	25%	12-14 RB
Acer dromandii	Variegated Maple	25%	12-14 RB
Prunus padus	Bird Cherry	25%	12-14 RB
Tilia henryana	Lime	25%	12-14 RB

Green indicates positive pollinator plants selected to enhance biodiversity

PROJECT 148 UNIT RESIDENTIAL MIXED USE DEVELOPMENT	DRAWING TITLE LANDSCAPE MASTER PLAN - RFI
PROJECT ADDRESS RUTLANDS LANDS, ABBEY, TULLAGHNEE, CO. DUBLIN 15	DWG NO. FLA-WEL/RFI001
CLIENT JOHN FLANNAGAN DEVELOPMENTS LTD	SCALE 1:500 @ A1
DATE 28.03.23	DRAWN AJ
REF DR	CHECKED RM