



- KEY**
- Site Boundary
 - Existing grassland to be managed through twice yearly mowing
 - Root Protection Area Refer to Arboriculturalist' Drawing
 - Existing Tree to be Retained Refer to Arboriculturalist' Drawing
 - Existing Tree to be Removed Refer to Arboriculturalist' Drawing
 - Proposed Tree - Medium sized trees; native species
 - Proposed Tree - Small, pollinator species
 - Proposed Tree - Medium sized, providing focal point
 - Proposed Grass - Short mown
 - Proposed Grass Mounding
 - Proposed - Bulb Mix
 - Proposed Shrub planting mix, refer to planting schedule
 - Proposed Hedge planting, refer to planting schedule
 - Proposed Raingarden Rill - Mixed gravels and small boulders
 - Proposed swales with flowering lawn mixture, refer to planting schedule
 - Proposed SuDS Detention Basin - biodiverse grass mix, to erosion resistant grass refer to planting schedule
 - Proposed Natural Play - Boulders and informal timber play features in mown grass
 - Proposed seating
 - Proposed footpaths in POS - buff color bitmac
 - Public Footpath: Brushed concrete
 - Proposed Car parking space: PPC textured block paving, Pedesta, colour Bracken by Tobermore or equal and approved
 - Proposed front garden paving: PCC block paving, Tegula colour Slate by Tobermore or equal and approved
 - Proposed paving to rear garden areas: PCC textured flag, mayfair, colour silver by Tobermore or equal and approved
 - Proposed road: hot rolled asphalt with granite chip
 - Proposed pedestrian crossing: PCC block paving/contrasting bitmac
 - Proposed Public Lighting To Be Confirmed, 7m radius as shown
 - 2m high Weld Mesh fence, adjacent to hedgerow to be trimmed
 - 2m high feature wall, high quality brick / stone finish
 - Low garden wall in high quality brick finish (see OBB drawing: KEY PLAN - HOUSE TYPES & BOUNDARIES)
 - 2m high Concrete panel wall
 - Low brick wall and railing (see OBB drawing: KEY PLAN - HOUSE TYPES & BOUNDARIES)
 - Gates to garden boundaries (see OBB drawing: KEY PLAN - HOUSE TYPES & BOUNDARIES)
 - Proposed Play Equipment
 - Tactile Paving

NOTE: For sections and details see drawing no.DEF-JBAI-XX-XX-DR-L-0002-S3-P01

Landscape strategy

The landscape masterplan has been designed by a chartered landscape architect to illustrate the soft and hard landscape proposals for the scheme. The design has been influenced by the presence of an existing stream, road sightlines, drainage and street lighting layouts. The design comprises:

- Public Open Space (POS) located a minimum of 20m distance from residential areas to reduce noise. The POS provides both active and passive spaces.
 - o Active - Two children's play areas are located in the western part of the central POS, they are overlooked by residential units. One natural play area set in grass for the over 10 year old group, it uses tree trunks, boulders and informal timber elements. The other more formal play area uses traditional play equipment including rockers, see-saw and swings, it is aimed at the under 10 year olds. The formal play area is 250m² in size with 5No. pieces of equipment to meet RoSPA safety standards, it also has solid bar fencing (black) as a safety feature and to prevent dogs entering this space. A separate grass kick about space is also provided in the eastern part of the POS.
 - o Passive - a series of looped paths are provided with south facing sitting areas around the central POS, south facing seats are also provided within the planted Rain-garden along the northern part of the site.
- Sustainable design elements - the scheme includes various SuDS elements such as tree pit soakaways, swales, 2 detention basin and a public Rain-garden. All pedestrian paving and play surfaces within the POS are porous to assist the sustainable drainage across the site.
- Riparian Zone- the 10m width riparian zone has been kept free from built elements, all existing vegetation has been retained and supplemented with native, flood tolerant, tree planting.
- The planting design responds to the function of the spaces and includes:
 - o Ornamental grasses and native wildflowers in the swales.
 - o Naturalised bulb planting within meadow grass to give 4-5months of flowering colour and pollinator value.
 - o Native species including parkland tree species in the POS.
 - o Trees are set back a minimum of 3m from junctions to allow for sight lines and are not within 7m of a lighting column.
 - o Planting to front gardens includes small trees species, columnar in shape and low evergreen hedges.
- Boundary treatments includes:
 - o Retention of boundary trees and hedges where possible to maintain ecological corridors and help to assimilate the development in to the landscape.
 - o Gaps in hedges (within the site boundary) are planted with native species and the use of Weld mesh fencing to allow for transparency of the boundary vegetation.
 - o Public facing boundary treatments between houses are high quality brick and stone clad.
 - o Concrete panels are provided in between rear gardens.
- Maintenance: to assist with keeping the scheme low in maintenance the following features have been incorporated:
 - o Proposed mounds are not greater than 1.5m in height to allow for ride-on mower access.
 - o Swales have a min. 1m wide flat base and side slopes no greater than 1:5 also to accommodate ride-on mowers.
 - o Meadow grass in the riparian zone with a twice annual mowing regime to reduce the requirement for grass cutting.

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Project **Hayestown Residential Development**

Title **Landscape Masterplan**
for

Client **O'Brain Beary Architects**

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