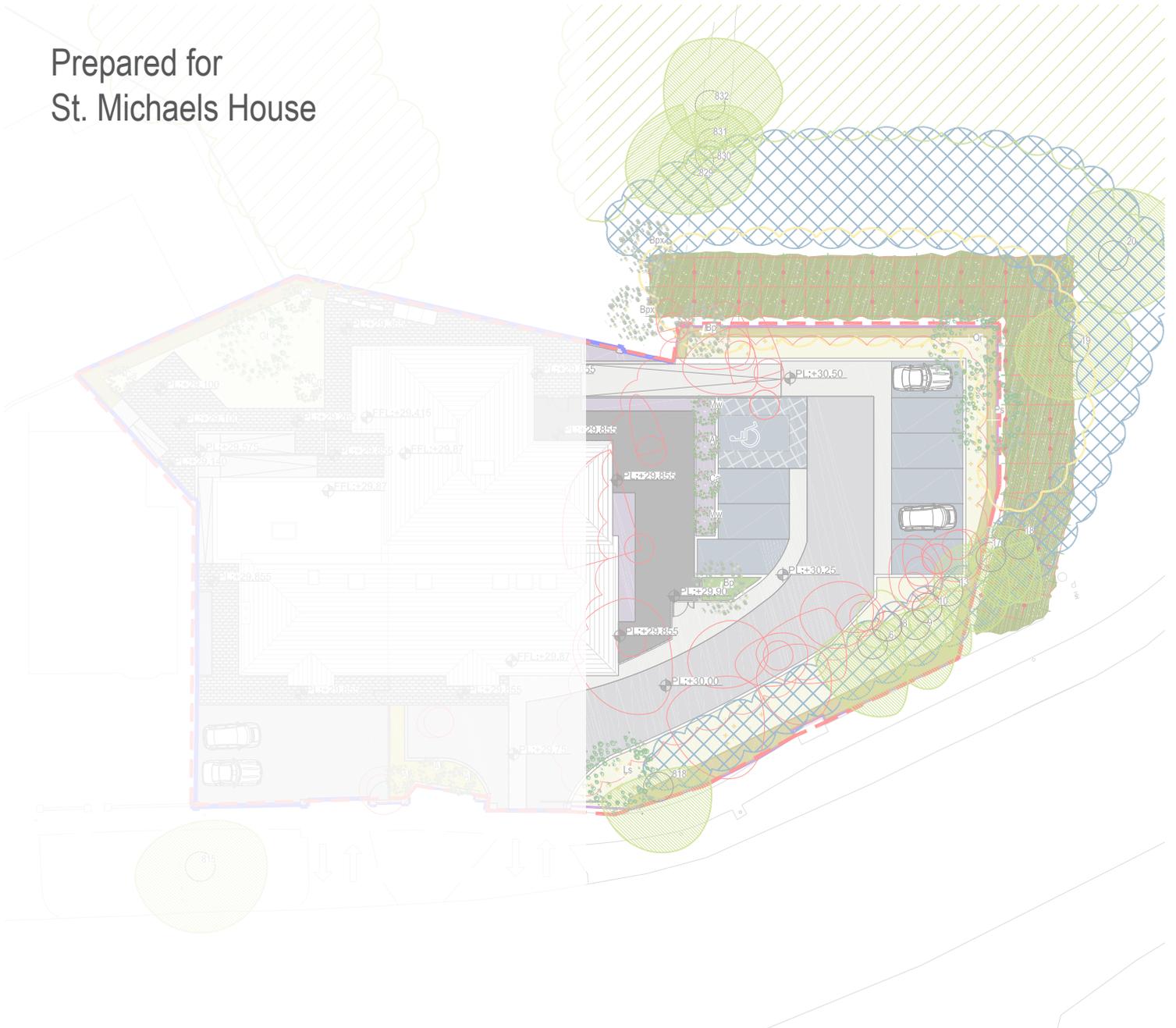


No. 61 Dublin Road, Swords

Landscape Report

Prepared for
St. Michaels House



Prepared by:

Richard Jolly MILI & Andrew Davis
July 2021

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1.0 Site Context

1.1 Site Location

The site is located at 61 Dublin Road in Swords, County Dublin. The site is located to the south of the town centre and adjacent to the junction of the R132 and the Dublin Road (R836) at the Plinck Hill Roundabout, which lies to the site's south. The site currently contains a single story cottage with garage extension and its associated driveway and garden. St Michaels House is a registered charity and the cottage is to function as a day care centre catering for people with learning difficulties.

1.2 Site Condition

As described above, the subject site comprises a single storey cottage with garage extension on its southern gable. To the south of the cottage, and forming part of the application site, is a small parking area with gravel surface. Both the parking area and cottage drive have gated access onto the Dublin Road (R836).

Existing boundaries in site include a block wall that faces on to the Dublin Road (R836) to the west. Along the northern boundary with the neighbouring 59 Dublin Road (which is also within the ownership of St Michael's House), the boundary is formed by a timber fence and block work wall. To the east of the site lies a public green space associated with a neighbouring residential estate, here the boundary with No. 59 is formed by a 2.0m high block work wall. To the south of the existing gravel car park area is a green paladin fence, however this fence does not mark the extent of the development site; which extends further south into the area of woodland.

Topography on site can be mostly described as flat with levels ranging from +29.75 in the west +28.87 at the eastern boundary. There is also a small embankment marking the edge of the wooded area on site with levels up at +30.16.

The existing area of woodland within the subject sites planning boundary contains a range of young trees with species including Ash, Norway Maple, Field Maple, Wych Elm, Silver Birch, Austrian Pine and Italian Alder, together with some Hawthorn. The trees have been surveyed by an arborist and are seen to be in reasonable health as a group, although they have suffered from the over crowded nature of the woodland planting and a lack of management. The tree survey has also noted a number of dead trees and trees in decline, mostly Elm and Ash, due to pathogens which affect those particular species.

Elsewhere on site there are two small cypress trees which formed part of the existing house's garden. For further details on the existing trees on site please see accompanying drawings and reports from The Tree File.



- St Michaels House Site
- Existing area of woodland



Note: Dashed lines shown for illustrative purposes should not be regarded as planning boundaries

2.0 Landscape Proposals

2.1 Site Planning

The proposed renovation and extension to the existing house at 61, Dublin Road will create a formal parking area catering for some 10 vehicle spaces (including 1no. Universally Accessible spaces) within the south of the site. A new boundary of a 2.0m high fixed bar railing is proposed to define the site's boundary with the adjacent wooded area. A set down will be created to the front of the building with vehicular access retained through the two existing gateways on to the Dublin Road.

Exterior amenity space will be proposed in the form of a garden and terrace areas. The terrace is to be situated south of the new extension and should enjoy a favorable aspect. To the rear of the building will be more amenity space with bin stores and service access located at the very rear along the eastern boundary.

2.2 Landscape Design

The development proposals on site will include a program of semi tree and native hedge planting along the southern and eastern boundaries to mitigate the loss of the small portion of wooded land required to facilitate the formal car park. The perimeter tree planting is proposed to continue along the western boundary with the Dublin Road and will comprise of Alder, Field Maple, Birch, *Liquidambar* and Scots Pine. Tree planting for screening is also proposed in the adjacent open space to the east.

As described above, there are two main exterior amenity areas, with the primary space comprising a terrace with garden to the south of the new extension. This garden space will comprise a paved terrace functioning as a sitting out space. The terrace will overlook a garden area which will contain a mix of colorful grasses and perennials pollinator friendly planting, specimen shrubs and a tree.

The secondary external space to the rear of the building will contain a lawn area with bulb planting and specimen tree.

Hard standing areas surface throughout the site will have a SuDS capacity, with permeable paving and porous asphalt being selected.

Boundaries for the most part along the north and east are to be retained. A new, fixed bar railing 2.0m high will form the southern and part of the western boundaries.

Existing Woodland

The development of the proposed car park will necessitate the loss of a small portion of the existing woodland edge. Outside of the proposed boundary railing a 12 to 15m buffer zone is planned. Within the first belt of this buffer zone (6-7.5m wide), existing trees are to be thinned, leaving in place sapling trees with a view to incorporating them into a rejuvenated native woodland planting scheme. The woodland planting will employ a native tree clump planting approach with a layering of planting. The ground layer will contain a woodland bulb mix including Bluebell and Wild Garlic; the ground layer will step up to Under storey layer of minor woodland species and include Holly, Hazel and Guelder Rose. Finally, an Over storey of dominant species is proposed, this layer will include feathered specimens of Oak, Scots Pine, Wild Cherry and Birch with occasional Extra Heavy Standards.

The secondary belt of the buffer (6-7.5m wide) will see a selective thinning of existing trees, it is proposed to remove dead, dying and damaged trees, as well undertake selective pruning and reductions in height of trees where appropriate. The thinning of existing trees will allow for rejuvenated planting as outlined above and create a layered, sustainable woodland with a dominant over storey, this dominant layer will also include existing trees retained within this area.

Through this strategy of a layered approach to woodland planting, it is intended to offer protection to the existing wider wood land and create a new, more sustainable woodland edge to be managed into the future.

For further details of the future management of the existing woodland please see the Arboricultural Report prepared by Consulting Arborist's, The Tree File.

Woodland edge buffer zones

Tree planting proposed in adjacent open space

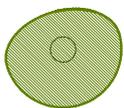
Secondary amenity space



Dublin Road R836

Perimeter tree and hedge planting
Garden terrace sitting out area

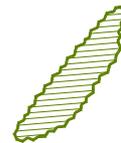
EXISTING TREES



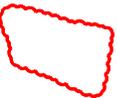
Existing trees to be retained. Refer to Arborist's report for details.



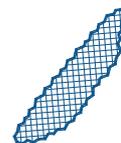
Existing trees to be removed. Refer to Arborist's report for details.



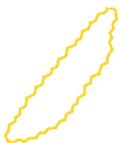
Existing tree group area intended for retention. Refer to Arborist's report for details.



Existing tree group to be removed. Refer to Arborist's report for details.



Existing tree group area of woodland managed retention combined with new woodland planting. Refer to Arborist's report for details.

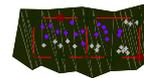


Existing tree group area intended for removal and replanting. Refer to Arborist's report for details.

PROPOSED TREES



Proposed specimen, semi-mature and small flowering trees



Native tree clump planting

BOUNDARIES



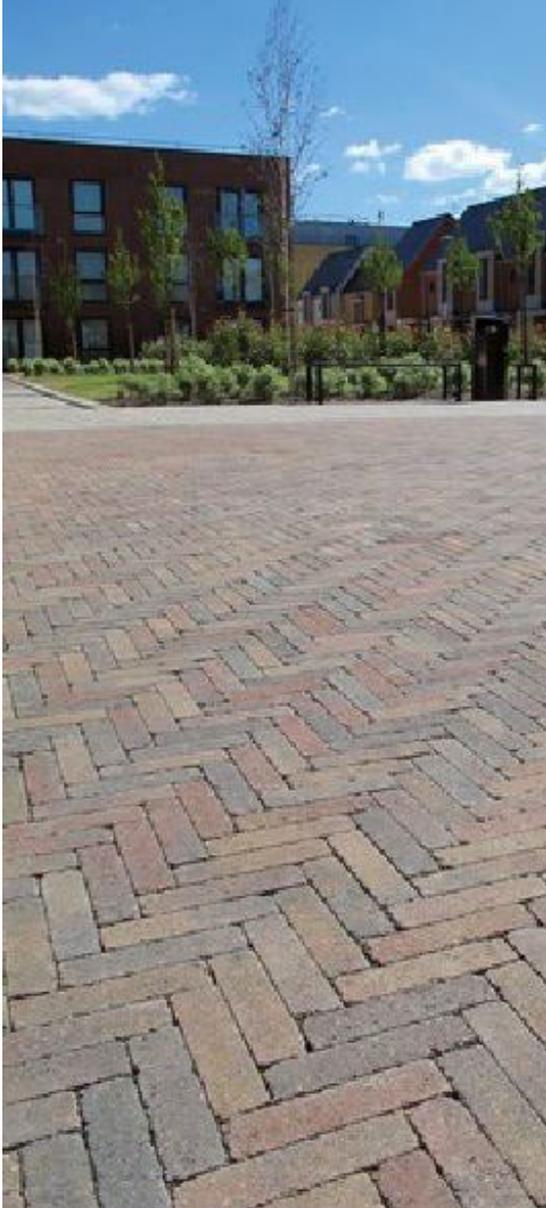
Existing Boundaries Retained



Proposed 2.0 Fixed Bar Railing, powder coated/ painted black.

3.0 Landscape Materials

Paving:



Brick effect paving in herring bone pattern



Precast block, Permeable paving system

Planting



Birch



Oak



Crocus bulb planting



Bluebell bulb planting



Wild garlic bulb planting



Holly understorey planting

4.0 Planting Schedule

Specimen Tree Planting

Ac	<i>Acer campestre</i> , 2 x tr. / wrb / 30-35cmg.
Ag	<i>Alnus glutinosa</i> , 2 x tr. / wrb / 30-35cmg.
Gt	<i>Gleditsia triacanthos</i> 'Sunburst', 2 x tr. / wrb / 30-35cmg.
Ls	<i>Liquidambar styraciflua</i> , 2 x tr. / wrb / 30-35cmg.
Pn	<i>Pinus nigra</i> , 2 x tr. / wrb / 30-35cmg.
Qr	<i>Quercus robor</i> , 2 x tr. / wrb / 30-35cmg.

Semi Mature & Extra Heavy Standard Tree Planting

All 3 x tr. wrb, except where stated below.

Ac	<i>Acer campestre</i> , 2 x tr. / wrb / 20-25cmg.
Bp	<i>Betula pendula</i> , 2 x tr. / wrb / 18-20cmg.
Bpx	<i>Betula pendula</i> , 2 x tr. / wrb / 20-25cmg.
Gt	<i>Gleditsia triacanthos</i> 'Sunburst', 2 x tr. / wrb / 18-20cmg.

Small trees/ specimen shrubs

Amelanchier lamarkii, feathered, min 5 breaks, 2 x tr, wrb, 2.0-2.5m h., 1.5m s.

Craetagus monogyna multi stem, min. 5 breaks, 2 x tr., wrb, 2.0-2.5m h., 1.5m s.

Magnolia 'Kobus', feathered, min 5 breaks, 2 x tr, wrb, 2.0-2.5m h, 1.5m s.

Malus 'Winter Gold' multi stem, min. 5 breaks, 2 x tr., wrb, 2.0-2.5m h., 1.5m s.

Hedging

Native Hedging

All bare roots whips or feathered 900-1200 high. Planted in a double staggered row at 600mm centres.

70%	<i>Crataegus monagyna</i> (Hawthorn)
15%	<i>Prunus avium</i> (Wild Cherry)
15%	<i>Viburnum opulus</i> (Guelder Rose)

Clipped Evergreen Hedging

Ilex 'Blue Princess'

5 ltr.cg. planted at 500mm centres

Native Tree Clump Planting

Feathered / Selected Heavy Standard Trees:

Over storey and dominant species:

70%	Silver Birch	<i>Betula pendula</i>
10%	Scots Pine	<i>Pinus sylvestris</i>
10%	Wild Cherry	<i>Prunus avium</i>
10%	Oak	<i>Quercus robur</i>

10-12cm. g, 3.0-3.5 m h., br.

Under storey and minor species, planted in clumps to the edge of woodland groups:

50%	Hazel	<i>Corylus avellana</i> , whip, 600-900mm h., br.
25%	Holly	<i>Ilex aquifolium</i> , feathered, 1500-1800mm h., br.
25%	Guelder Rose	<i>Viburnum opulus</i> , whip, 600-900mm h., br.

BULB PLANTING:

Bluebell	50%	<i>Hyacinthoides non-scriptus</i> ,
Wood Anemone	25%	<i>Anemone nemorosa</i> ,
Wild Garlic/Ransoms	25%	<i>Allium ursinum</i> ,

planted as bulbs, top size, 7 per sqm.

Ornamental Grass and Perennial Mixes

All 2-3 ltr.cg. planted at 300-500mm centres:

Allium 'Christophii'
Anemanthele lessoniana c. vars
Calamagrostis x acutiflora 'Karl foerster'
Chionochloa flavicans
Echinops ritro c. vars
Eryngium maritimum
Knautia macedonica
Libertia grandiflora
Molinia caerulea subsp. Arundinacea
Rubeckia fulgida 'Goldstrum'
Salvia nemerosa c. vars
Schizostylus coccinea c. vars
Sedum spectabile 'Autum Joy'
Tulbaghia violacea
Verbena bonariensis

Bulb Planting

Planted as bulbs, topline, sown in drifts of 20-25 bulbs per sqm

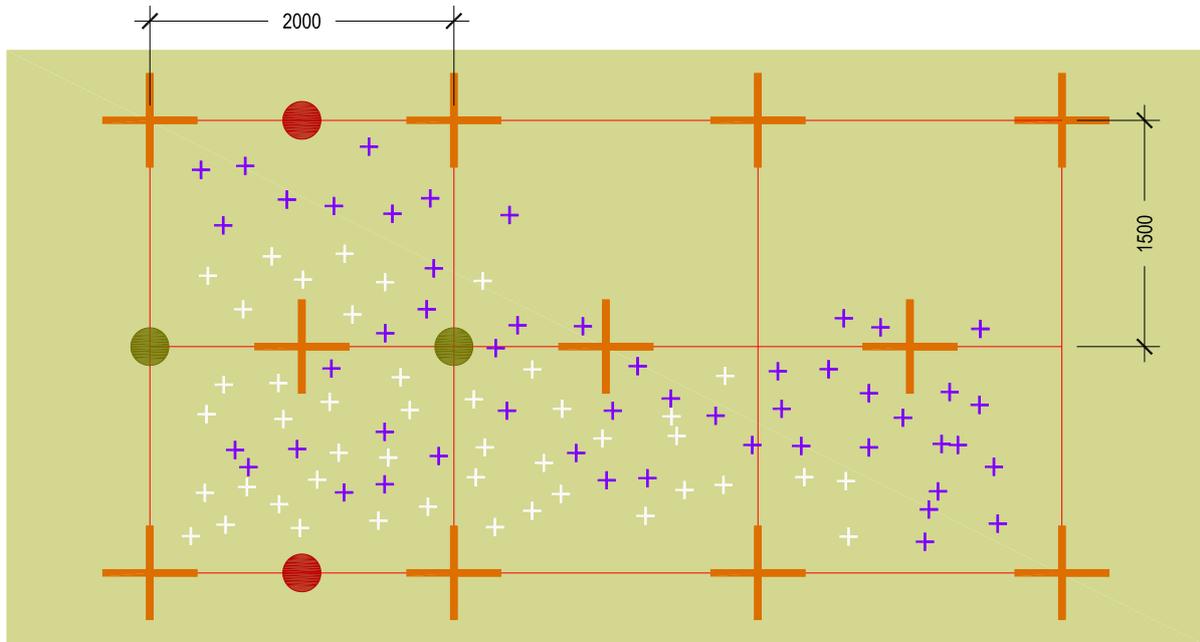
<i>Anemone blanda</i>	Wood Anemone
<i>Narcissus c. vars</i> (3 approx.)	Daffodil
<i>Galanthus c vars</i>	Snowdrops
<i>Tulipa 'white triumphator'</i>	Tulips
<i>Camassia c. vars</i> (3 approx.)	Camas
<i>Crocus c. vars</i>	Crocus
<i>Hyacinthoides non-scripta</i>	Bluebells

Turfgrass

10% Highland Browntop Bent <i>castellana</i>	<i>Agrostis</i>
10% Browntop Bent	<i>Agrostis capillaris</i>
40% Meadow Fescue	<i>Festuca pratensis</i>
40% Red Fescue	<i>Festuca Rubra</i>

<i>xtr.</i>	<i>number of transplants in nursery</i>
<i>h.</i>	<i>height</i>
<i>s.</i>	<i>spread</i>
<i>wrb</i>	<i>wire root-balled</i>
<i>cmg</i>	<i>girth of tree in centimeters measured 1m above ground</i>
<i>2ltr cg</i>	<i>plants supplied in 2 litre volume containers</i>

5.0 Soft Landscape Planting Details



WOODLAND PLANTING:



Over storey and dominant species:
feathered, 1500-1800mm h., br.



Under storey and minor species, planted in clumps
to the edge of woodland groups:
feathered/whips 900-1500mm h., br.

BULB PLANTING:



Bluebell	<i>Hyacinthoides non-scriptus,</i>
Wood Anemone	<i>Anemone nemorosa,</i>
Wild Garlic/Ransoms	<i>Allium ursinum,</i>

planted as bulbs, top size, 7 per sqm.

NOTES ON MANAGEMENT:

Year 1 + 2

Maintain planting beds weed free using a systemic herbicide:
Glyphosate or similiar approved. 1 spray during the
growing season, post May and/or when bulb foliage has died
back.

Ensure all tree stakes and ties are secure. Ensure all staked
trees are upright and adjust if necessary.

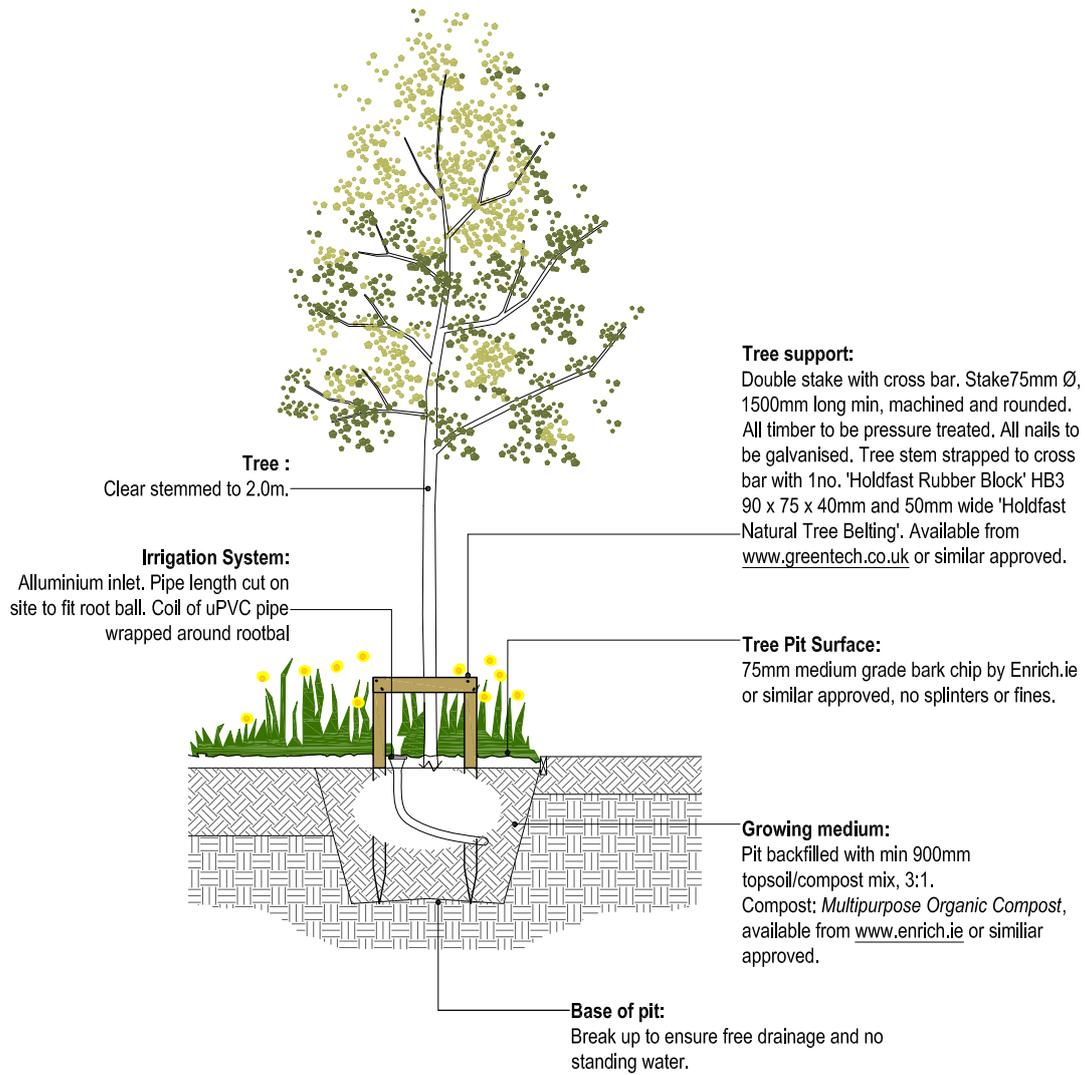
Year 3

Remove all tree stakes and ties.

Setting out - Native Woodland Planting

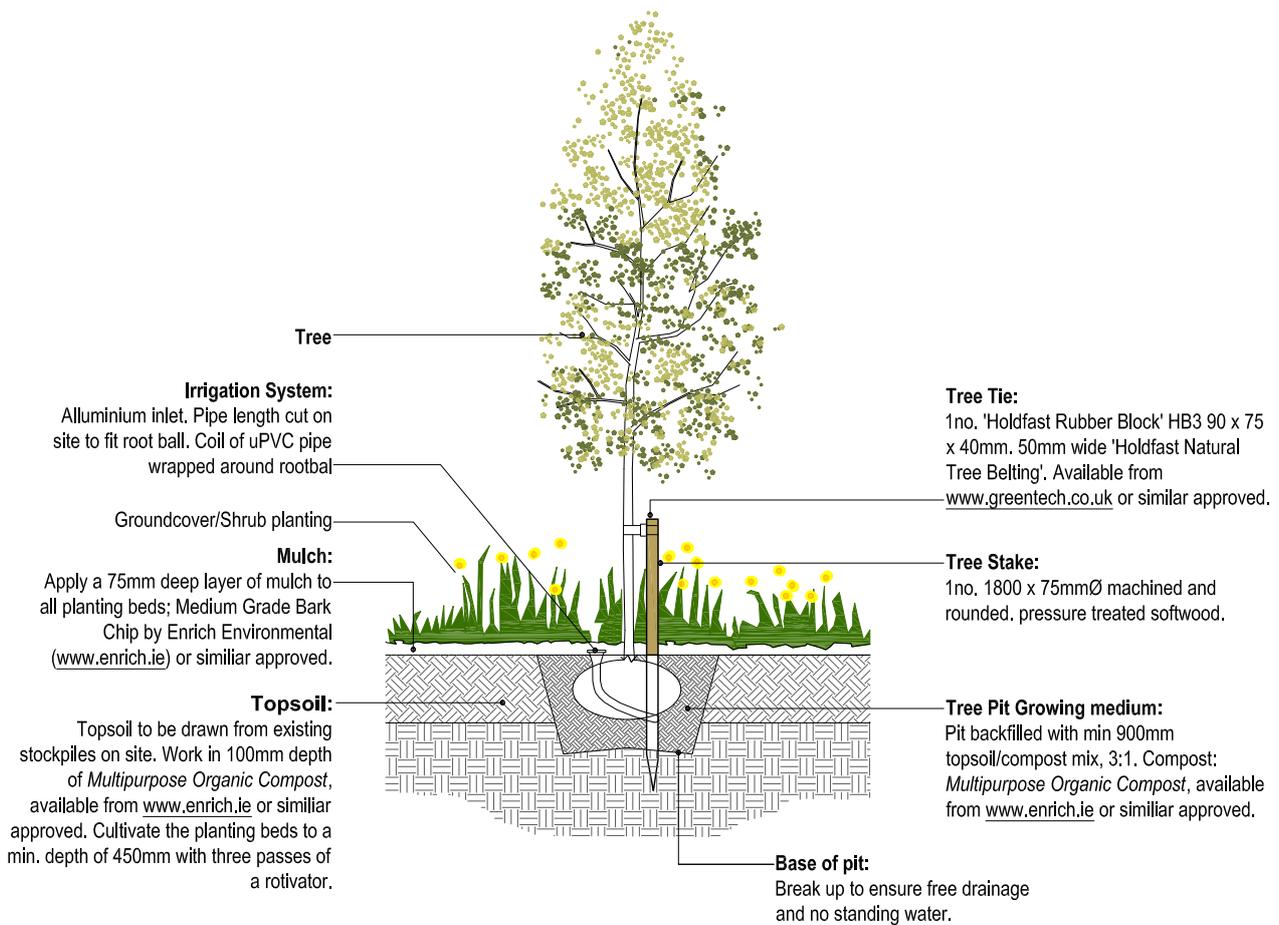
scale 1:50

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Semi-mature and Heavy Standard tree planting in soft landscape
scale 1:50

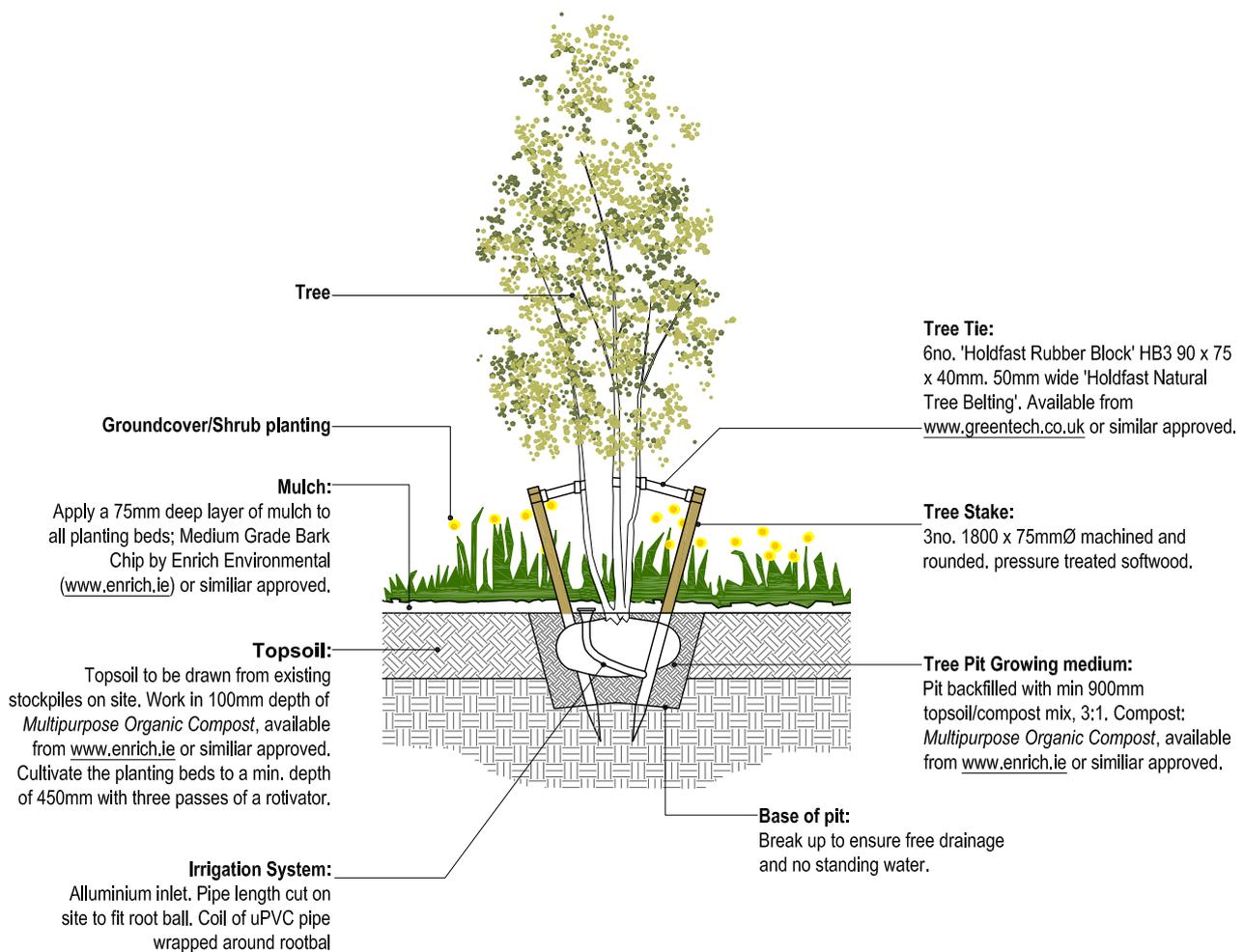
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Standard and Feathered Tree Planting in soft landscape

scale 1:50

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Multi-stem Tree Planting

scale 1:50

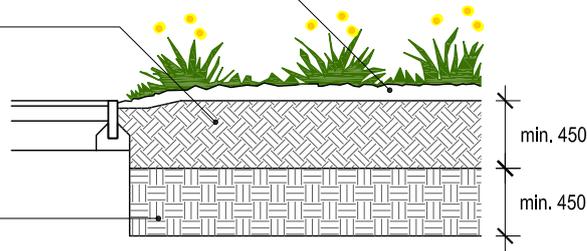
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Groundcover Planting

Mulch:
Apply a 75mm deep layer of mulch to all planting beds;
Medium Grade Bark Chip by Enrich Environmental
(www.enrich.ie) or similar approved.

Topsoil:
Topsoil to be drawn from existing stockpiles on site.
Work in 100mm depth of *Multipurpose Organic Compost*, available from www.enrich.ie or similar approved. Cultivate the planting beds to a min. depth of 450mm with three passes of a rotivator.

Subsoil:
Rip subsoil to a depth of min. 750mm from finished surface. Min. depth of subsoil 450mm.

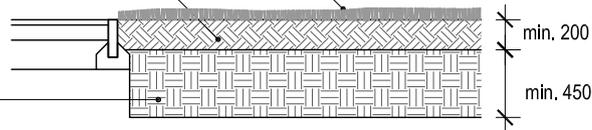


Lawn

Grass Seeding:
Area to be grass seeded. Grade 2, Mixture: 80%
Fescue species, 20% Brown top bent.

Topsoil:
Topsoil to be drawn from existing stockpiles on site.
Cultivate grass seeding areas to a min. depth of 300mm with three passes of a rotivator.

Subsoil:
Rip subsoil to a depth of min. 600mm from finished surface. Min. depth of subsoil 450mm.



Gravel trim building facades

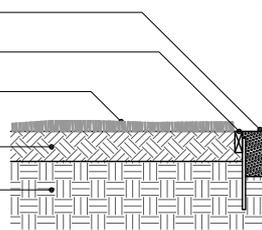
Gravel trim:
min. 300mm depth layer of 10-20mm
washed and graded pebble.

Timber edging: see adjacent detail

Soft landscape

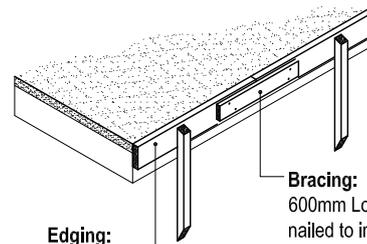
Topsoil

Subsoil



NOTE:

- All timber to be pressure treated Larch.
- Double stakes at change of direction and corners.
- All nails to be twice galvanised.



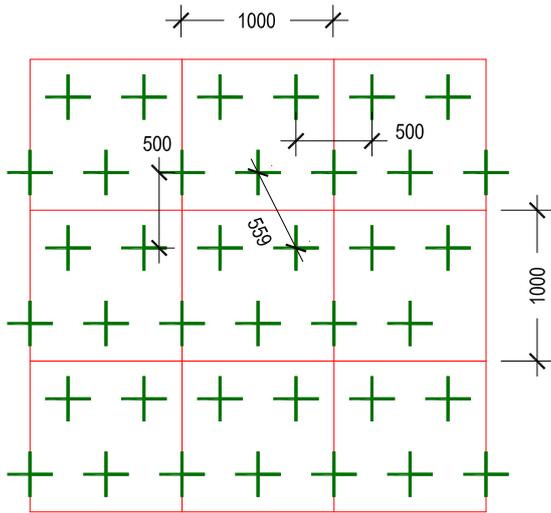
Edging:
150 X 40mm pressure treated
Larch timber edge twice nailed
to 50 X 50 X 750mm stakes
driven at 1200 centres.

Bracing:
600mm Long bracing at joints
nailed to inside of timber edge,
25 mm below top of timber
edge.

Groundcover planting beds, lawn and gravel trims

scale 1:50

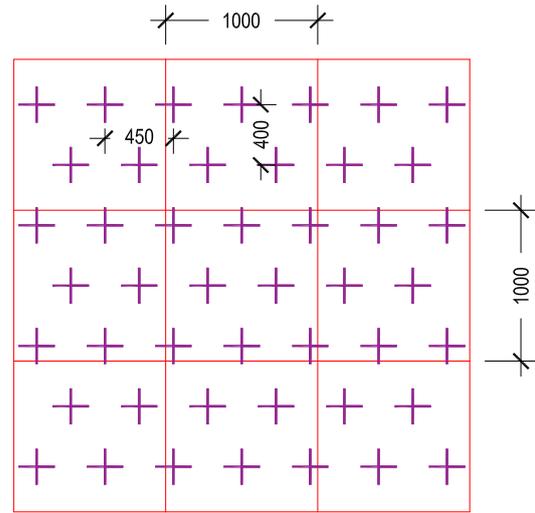
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Clipped shrubs:

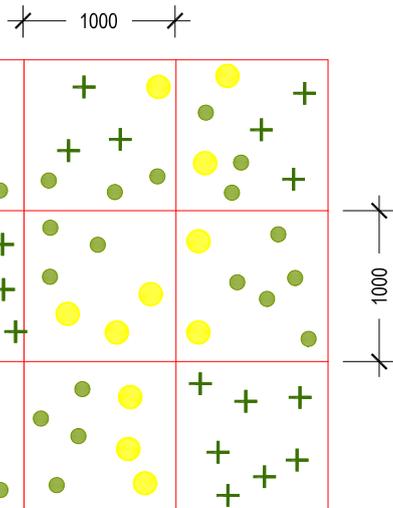
Density of plants typically 4 per sqm, all 2ltr cg. min.

Clipped Planting - Taxus, Buxus



Groundcover shrubs:

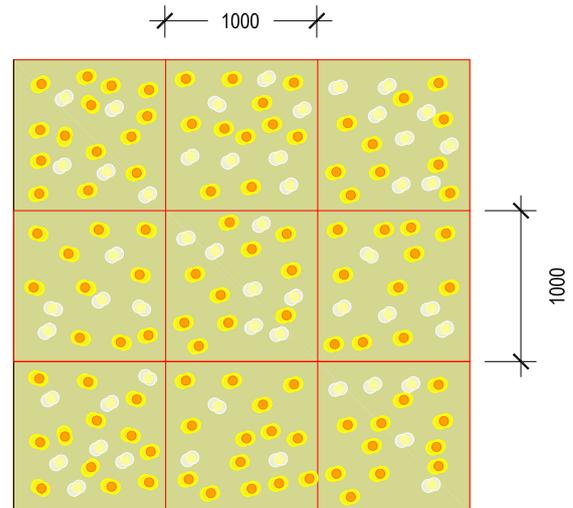
Planted at 5 per sqm, all 2ltr cg. min.



Groundcover - mix of grasses and perennials:

Density of plants typically 7 per sqm, all 2ltr cg. min.
Plants to be mixed randomly in clumps of 3-9.

Groundcover Mixes



Density of bulbs typically 15-20 per sqm.

Bulb drifts in grass

Setting out - clipped shrub planting, groundcover planting and bulbs

scale 1:50

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