



Proposed landscape masterplan 1:250

Site Boundary (subject site)

Schedule of proposed trees

Tree species	*n= native *e=evergreen	Specification xTr= number of transplantations
Al	<i>Acer x freemanii</i> Autumn Blaze	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m xTr:5 multi-stem umbrella 3m tall 1.5m wide, wire rootballed, xTr: 4 times, 4 stems 16cm girth each, 1.2m start crown height per stem.
Au	<i>Arbutus unedo</i> (Strawberry tree)	35-40cm girth, wire rootballed, min 4m tall clear stem to 1.8m, xTr:4 times multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Am1	<i>Amelanchier lamarckii</i> 'Robin hill' (June berry)	35-40cm girth, wire rootballed, min 4m tall clear stem to 1.8m, xTr:4 times multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Am1	<i>Amelanchier lamarckii</i> 'Robin hill' (June berry)	35-40cm girth, wire rootballed, min 4m tall clear stem to 1.8m, xTr:4 times multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
As1	<i>Acer x freemanii</i> (Jeffersred)	35-40cm girth, wire rootballed, min 4m tall clear stem to 1.8m, xTr:4 times multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Ca	<i>Corylus avellana</i> (hazel) *n	80-90cm girth, wire rootballed, min 10m tall , clearstem up to 1.8m, xTr:9 times
Cb	<i>Carpinus betulus</i> (hornbeam)	25-30cm girth, rootballed, min 3.5m tall clear stem to 1.8m xTr:4 times
CK1	<i>Cornus kousa</i> var. <i>chinensis</i> (Chinese dogwood)	35-40cm girth, leathered ,wire rootballed, min 5m tall , clearstem up to 0.8m, xTr:4 times
Cn	<i>Cornus nuttallii</i> 'Eddies White Wonder'	multi-stem 3m tall, wire rootballed, umbrella shaped, xTr: 4times, 5 stems 16cm girth each, 1.25m start height per stem
Co1	<i>Cydonia oblonga</i> 'Leskovacka' (quince 'Leskovacka')	multi-stem 3m tall 1.75m wide, wire rootballed, umbrella shaped, xTr: 4times, 5 stems 16cm girth each, 1.25m start height per stem
Hx1	<i>Hamamelis x intermedia</i> 'Jelena' (Witch hazel 'Jelena')	multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Ic	<i>Ilex crenata</i> 'Dark Green' (box-leaved holly)	multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Mk	<i>Magnolia kobus</i> (Kobus magnolia)	topiary ball, rootballed or containerized 1m Ø and height fully formed
MtV	<i>Malus toringo</i> var. <i>sargentii</i>	30-35cm girth, rootballed, min 4m tall clear stem to 1.8m xTr:4 multi-stem umbrella shaped min tall 2m wide, wire rootballed, xTr: 4 times, 6 stems 16cm girth each, 1m start height per stem/crown
Mse	<i>Malus sylvestris</i> 'Evereste' (crab apple 'Evereste')	25-30cm girth, rootballed, min 4m tall clear stem to 1.8m xTr:4 multi-stem solitary 2.5m tall 1.25m wide, wire rootballed, xTr: 4 times, 5 stems 10cm girth each, 60cm start height per stem
Msu	<i>Magnolia</i> 'Susan'	25-30cm girth, rootballed, min 4m tall clear stem to 1.8m xTr:4 times multi-stem 3.5-4m tall 1.4-2m wide, rootballed, 4tr, min 3 stems min 16cm girth per stem.Crown start height at 1.25m
Ms	<i>Malus sylvestris</i> (crab apple) *n	35-40cm girth, rootballed, min 4.5m tall clear stem to 1.8m xTr:4 times multi-stem 2.5m tall, wire rootballed, umbrella shaped, xTr: 5 times, 3 stems 16cm girth each, 60cm start height per stem
Pa	<i>Parrotia persica</i> (Persian ironwood)	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Pp	<i>Prunus padus</i> (bird cherry) *n	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Pm	<i>Pinus Mugo</i> (dwarf mountain pine) *e	35-40cm girth, box pleached, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times. Box 2.5m min square formed head.
Ps	<i>Pinus sylvestris</i> (Scots pine) *n	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Tc	<i>Tilia cordata</i> (Lime)	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Qp	<i>Quercus petraea</i> (sessile oak) *n	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Qr	<i>Quercus robur</i> (English oak) *n	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times
Sa	<i>Sorbus aucuparia</i> (Rowan) *n	35-40cm girth, wire rootballed, min 5m tall clear stem to 1.8m, xTr:5 times

Proposed planting or underplanting

Mix Type 1 : Predominant native boundary and underplanting:
Hedging: *Crataegus monogyna* (hawthorn) *Ilex aquifolium* (holly) 1.8m tall, wire rootballed *Sambucus nigra* (elder), *Viburnum opulus* (guelder rose)

Shrubs back of border:*Collicarpa bodinieri* var. *giraldii* 'Profusion' (purpleberry 'Profusion')*Daphne oleoides* (olive leaved daphne) *Exochorda x macroantha* 'The Bride'*Fatsia japonica* (Japanese aralia)*Fothergilla gardenii* 'Blue Mist'*Hydrangea paniculata* (paniculate hydrangea) *Hydrangea arborescens* 'Annabelle'*Mahonia aquifolium* 'Apollo' (Oregon grape 'Apollo') *Hebe* 'Sapphire'

Front of Border planting:*Aquilegia vulgaris* 'White Star'*Astilbe chinensis* var. *pumila* (dwarf Chinese astilbe)*Astilbe* 'Feuer' (x *arendsii*)*Asplenium scolopendrium**Blechnum spicant* *e *Campanula persicifolia* (fairly bellflower)*e *Cornus canadensis**Dryopteris dilatata* *e *Epimedium* 'Flowers of Sulphur'*Erythronium californicum* 'White Beauty', *Gallium odoratum*, *Geranium dalmaticum* *e*Helleborus niger* (Christmas rose)*Liriope muscari* 'Big Blue' (big blue lilyturf) *e *Luzula sylvatica* (woodrush) *e *Myrrhis odorata**Tradescantia* (Andersoniana Group) 'Isis' (spider lily)*Vinca minor* f. *alba* 'Gertrude Jekyll'

Climbers:*Clematis montana* var. *grandiflora**Hedra helix* (ivy) *e&n *Hydrangea anomala* subsp. *Petiolaris* (climbing hydrangea) *Jasminum officinale* (jasmine) *Lonicera japonica* 'Halliana' *e *Lonicera periclymenum* (honey suckle) *n/d *Parthenocissus tricuspidata* (Boston Ivy) *Parthenocissus quinquefolia* (Virginia creeper) *Pileostegia viburnoides* (climbing hydrangea) *e *Schizophragma hydrangeoides* (Japanese hydrangea vine)

Mix Type 2 : Underplanting to tree planters: *Acanthus mollis* (bears breeches), *Anemone* 'honorine jobert' (Japanese anemone), *Aquilegia* 'Adelaide Addison' (Columbine 'Adelaide Addison'), *Cimicifuga racemosa* (black snakeroot) *Digitalis purpurea* 1 abitoria (foxglove)*Deschampsia cespitosa* (tufted hair grass) *Filipendula purpurea* (purple meadowsweet) *Hakonechloa macra* 'Aureola', *Helleborus niger* (Christmas rose), *Miscanthus sinensis* 'Abundance', *Persicaria amplexicaulis* 'fat domino' *Bubbs*, *Narcissus* 'Thalia' (daffodil), *Camassia leichtlinii*, *Tulipa* Concerto **Kaufmannia*, *Tulipa pulchella* *viola*cea *botanical, *Blechnum spicant* *e *Campanula persicifolia* (fairly bellflower)*e *Cornus canadensis*, *Dryopteris dilatata* *e *Epimedium* 'Flowers of Sulphur' *Erythronium californicum* 'White Beauty', *Gallium odoratum*, *Geranium dalmaticum* *e *Helleborus niger* (Christmas rose), *Liriope muscari* 'Big Blue' (big blue lilyturf) *e *Luzula sylvatica* (woodrush) *e *Myrrhis odorata* (Tradescantia (Andersoniana Group) 'Isis' (spider lily) *Vinca minor* f. *alba* 'Gertrude Jekyll'

Mix Type 3 : Shade tolerant underplanting planting to courtyard: *Astilbe*, *Geranium dalmaticum* *e, *Helleborus niger* (Christmas rose) *e, *Liriope muscari* 'Big Blue' (big blue lily turf) *e, *Luzula nivea* (snow rush) *e *Polystichum setiferum* *Pulcherrimum* 'bevis' *e, *Blechnum spicant* *e, *Euphorbia amygdaloides* var. *robbleae*, *Campanula lactiflora* , *Campanula persicifolia* (fairly bellflower)*e, *Digitalis purpurea* *Bulbs* *Galanthus nivalis*, *Cyclamen* *cuc*um

Mix Type 4: Building edge planters: *Fatsia japonica* (Japanese aralia), *Hydrangea arborescens* 'Annabelle', *Blechnum spicant* *e

Landscape Legend: Proposed surface treatment, public realm furniture and lighting elements.

- Granite paving 600x900, 400x300, 150x300 in black and silver gray banding to public realm plaza and street. Flamed finished. 80mm deep in trafficable area for fire and emergency services. 40mm deep in non trafficable areas.
- Raised planter with integrated bench 500mm high, arm rests and backs provided at regular intervals. Bench to be down lit Corten steel planter cladding.
- Corten steel edging to planter. Specimen tree with rootspace cellular system by Greenleaf or e/a to provide 100msq x1.1m deep growing medium zone
- Universal entrance and universal set down area, public realm area with granite setts 200x200mmx100mm deep 80mm deep contrasting pixelated black and silver grey sets. Flamed finished. Silver grey granite kerbs 300x250mm flush.
- Buff coloured granite paving 200x200 setts 100mm deep. 400x150mmx40mm granite paving units.
- Brushed finished concrete to be made good to existing footpath zone.
- Waterfeature incorporating public art sculpture and up lighting.
- Catenary public lighting luminaire
- Public lighting standard Escofet 'ball' corten steel effect factory finish or e/a
- Public bench with back and arm rest. Powder coated stainless steel with polished stone cladding to bench, planter wall and upstand.
- Ventilation grill concealed by planted margin of multistem small trees and underplanting.
- Planted margin with integrated seating.
- Universal access route to neighboring proposed development with feature corten steel frame with timber seating element back and arm rests to match planter edges at entrance. Architectural feature lighting integrated to bench undermounted. Checkers/Chess paving pattern in natural stone setts to allow outdoor chess and draughts in public realm.
- Public realm seating with led feature down lighting.
- Cross fit exercise training frame 'Core twist' or E/A by Kompan on buff coloured permeable safety surface.
- Predominant native tree and shrub planted zone enhancing the neighbouring proposed development planted margin.
- Public realm seating and outdoor table
- Lottlimit by MMCte or E/A visitor bicycle parking 28no. spaces under covered canopy, near east entrance core and Cafe unit. Refer to architects drawing for canopy.
- Bin collection point only for collection day. Bin storage in basement.
- Two way vehicular and pedestrian entrance / exit to basement. Finish to architectural specification.
- Multistem and small specimen trees with underplanting. Stonecladd raised planter with mounded planing medium to centre to provide minimum 1.1m depth. Planting edge to conceal ventilation grill.
- 400x150 buff granite paving unit set in hoggin with reclining bespoke bench to pocket public realm area.
- Multistem specimen tree uplit set in rootspace cellular system tree pit by Greenleaf or E/A.
- Universal entrance with planted topiary specimens as a planted margin to delineate the public footpath from the uplit colonnade.
- Water and sculpture garden.
- Waterfall feature uplight visible from entrance foyer to proposed residential development. Black polished granite surround, base and feature as a water curtain in front of stairs to upper courtyard.
- Up lit sculpture.
- Contemplative sculptural stone seats.
- Natural stone paving in black and silver grey granite. Mixed sizes. 400x200, 300x600, 900x300 40mm deep setts 200x200x80mm. Flamed finished.
- Waterlily pond first floor
- Pergola/ Canopy 2.4m tall
- Play area Barkmulch permeable wetpour rubber play surface fourth floor
- Residents external lounge area fourth floor
- Recliner seat
- Feature specimen tree
- Cross fit exercise frame 'Core Twist' by Kompan or E/A.
- 1.1m tall estate railing painted black. 'Killamey' by Irish Fencing services or E/A. To northern and eastern boundary for entire extent. * see main masterplan for locations.

Landscape Description:

The proposed development lies within an emerging residential area of medium density within a business park setting. To the north of the proposed development a second residential development is proposed. This proposed development lies south of the future Dublin City Council linear park along the River Mayne Corridor. The neighbouring proposed development provides a permeable link through to the future Mayne River linear park. It is the intention of this proposed development to enhance the permeability of pedestrian and cycleway amenity linkage to the developing townland areas of Balgriffin.

Two heritage features of regional importance align the future proposed linear park along the Mayne River corridor in close proximity to the proposed developments. These include Belcamp College Bridge and Washington Memorial Tower; nineteenth and eighteenth century (respectively) within the landscape. The proposed pedestrian and cycle access route to the proposed future linear park is punctuated by pocket plaza within this proposal. This public square fronts onto a cafe retail unit where a public art proposed within a water feature provides restful and a focal point to the proposed public realm. Public seating surrounds the proposed public square where a feature specimen tree silver maple hybrid provides autumnal colour. A native tree lined street to the east with flowering native cherries and oak specimens are interspersed with public seating along the proposed street.

Architectural lighting with uplight benches up lit trees in formal spaces articulate way finding. Feature public lighting provide a safe environment for the pedestrian and cycle user. The street is terminated with an opening where public seating with a planted medium. A stepped approach is proposed to link to the northern proposed public open space of a playground and formal lawn area. Further to the west as the public street turns the main permeable link to the proposed link to the future linear park provides universal access. A bespoke sculptural bench and table provides a nodal point to around the shared central green garden space between the two proposed developments.

To the west of the proposed pedestrian link visitor or public bicycle parking is proposed set within natural stone paving. This area is covered with a feature entrance canopy. Climbing plants are proposed along the structural elements of the proposed canopy within the planted areas integrated between the two proposed developments. The understorey planting is scaled upwards to provide central shrub layer down to front of border herbaceous perennials in order that the proposed planting between the public realm on either side of the proposed developments is integrated.

Screening small multi-stem specimen trees are proposed along the eastern extent of the building planted margin. This is provides a small scale where the human scale seating elements are located. The proposed multi-stem specimens allow for screening to the ventilation grills proposed but the scale of the trees permits passive surveillance from the windows above. To the west a similar approach of a gentle planted berm provides the growing medium for a organic planted line of mixed multi-stem and standard small specimen trees. These provide winter, summer and autumnal interest along the public footpath whilst softening the building edge of the proposed developments as well as screening ventilation grills. To the southern corner of the proposed development a permeable surface of natural stone paviors set in hoggin is proposed. A specimen flowering multi-stem dogwood flanks a reclining bespoke bench within the public realm. A formal architectural colonnade leads from this point to the proposed office entrance. Punctuation points of entrance are flanked by formal topiary of box leaved holly set in buff hoggin. From this formal colonnade the foyer to the proposed development is accessed. A vista is made toward the ground floor sculpture and water garden. Here shade tolerant planting of small multi-stem trees form the bounded edge to a dramatic waterfall feature which plunges from the upper level waterlily pond. The semi-public stairs travel behind the waterfall feature to align onto the upper courtyard garden.

The first floor courtyard centres around a calm waterlily pond which reflects multi-stem ornamental multi-stem Japanese maples and dogwoods interspersed with sculptures. A line of formal box pleached limes frame the upper courtyard. A central *Acer x freemanii* autumn blaze creates a brilliant red autumnal colour contrasted by the formal lime trees yet complemented by the multi-stem Japanese maples and dogwoods. Setting within a contemplative courtyard garden is located around a periscope which serves as a privacy screen from residents viewing from above creating vertical planes of waterlily pond, pergola and underplanting zones. Low hedging and underplanting create a buffer or privacy zone to the courtyard garden between the private open space and apartment units.

Located on the fourth floor, an active play garden where play spaces are interspersed within a garden setting. Wind tolerant multi-stem trees of ironwood, junberry, crab apples and dogwoods frame the play spaces serving enough to 8 year old and alternative spaces for older children. An external canopy with seating is located centrally within the play garden, set back from the parapet line, where rainy day play can be enjoyed by resident children. A climbing frame for rambling climbing plants is integrated into the external play den canopy. Multi-sensory smell can be enjoyed from these plants. Fruiting crab apples provide interest for bird and insect life on the play garden. Permeable bark mulch wet pour rubber set within the soft planted zones extend from the natural stone paved pathway leading from the central core areas.

A resident's lounge garden is located on the opposing side with external canopies allowing for all weather seating. Planting to the perimeter and centrally on this roof garden frames and encloses the resident's garden. The layered terraced approach provides an intensive green roof infrastructure which compliments visual and active semi-public needs.

Throughout high quality surface treatment is proposed with natural stone paving of varying sizes to create diversity and a clear sense of wayfinding for the public. The primary objective is to provide active use of the public realm with retail use and seating punctuating the journey towards the future linear park along the River Mayne corridor. Green infrastructure mainly of native species seeks to enhance the biodiversity corridor of the River Mayne whilst aiming to increase pedestrian and cycle connectivity to this recreational amenity.