

06.1.1 EXPOSED AGGREGATE CONCRETE PAVING

Specified to walkways across public open space such as Central Gathering Plaza and Urban Square to guide pedestrian circulation from Lough Atalia Walk to Lough Atalia Road. Materials for the exposed aggregate concrete paving are to be sourced from a local quarry utilising river washed gravels as a means to reference and connect with local landscape character. The paving surface reveals the river washed gravels and tiny pebbles that make up the concrete mix, and endows the paving system with a natural slip resistance.



06.1.2 HIGH QUALITY NATURAL STONE PAVING

Silver grey/Irish limestone/beige high quality modular paving is specified Central Gathering Plaza and communal open space to all blocks. All paviours are selected to pedestrian/vehicular specification in respective to their locations and usage.



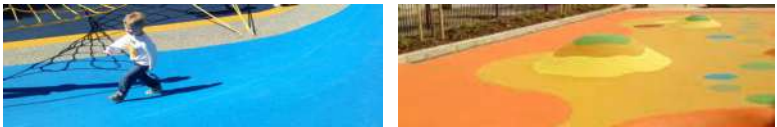
06.1.3 GOLDEN RESIN BOUND GRAVEL PAVING

Golden-coloured compacted resin bound gravel has been chosen as surface material to Urban Square, Harbour Point Terrace and around open lawn area within Block B & C Communal open space. The warm uplifting tone of the compacted gravel path contrasts with the cooler tones of the modular paviours, creating visual interest while maintaining harmony and balance.



06.1.4 WETPOUR ABSORBING IN-SITU SYNTHETIC SURFACING TO PLAY AREA

Specified to the two Nature-based Play Area and Creche Play Area as safety surface to play equipment.



06.1.5 RUBBER SAFETY MATTING GRASS REINFORCEMENT (SAFAGRASS)

Specified to open lawns within communal open space, Central Gathering Plaza and Urban Square. Safagrass mat is a non-slip, high-quality, impact-absorbing, rubber safety surface. Safagrass mats protect grassed lawns during rainy conditions. This material is specified for lawns intended for heavy foot traffic and play areas acting as fall protection.



06.1.6 RESIN-BONDED GRAVEL AS LONG TERM MATERIAL TO LOUGH ATALIA WALK

Specified as long term material to Lough Atalia Walk within defined Public open space adjacent to Urban Square and Central Gathering Plaza. The resin-bonded gravel finish matches the surface material used at Dublin Docklands Greenway. It is a warm material of natural appearance that is appropriate to coastal setting.



06.2 SITE FURNITURE

Furniture elements and where they are placed are important considerations in terms of how the development landscape will be perceived, places of interest can be indicated by the placement of the furniture in that location, views can be emphasised in the same way and so furniture should therefore correspond to places of high amenity value and routes that traverse long distances. Function or intended purpose is indicated through a hierarchy of furniture types, the best views warrant a long sculptural bench - a place that is suitable for long pauses, a simple rest-stop along the pedestrian path may only necessitate a perch style bench suitable for short pauses before continuing along the route.

06.2.1 LONG SCULPTURAL SEAT BENCH

Long sculptural seat benches are strategically positioned across public and communal open space with south-oriented views to allow seating/gathering opportunities. Sculptural benches are to be specified in white/pearl coloured concrete with polished finish or slated durable hardwood timber. Lighting is proposed to underside of the long sculptural seat bench with flexible durable linear LED strip.



06.2.2 SHEFFIELD BIKE STAND FOR VISITOR BIKE PARKING

93 no. Sheffield bike stand (186 no. visitor bike parking spaces) are provided across the site (Ref. Section 05.2.1).

06.2.2 SECURED COVERED RESIDENTIAL BIKE PARKING WITH GREEN ROOF

274 no. secured covered residential bike parking spaces are provided externally across communal open space area (Ref. Section 05.2.2). Green roof is proposed to all covered bike parking to soften the visual impact and enhance biodiversity.

07 SOFT LANDSCAPE

The planting material specification will improve the open spaces' micro-climate, providing shade, year-round visual interest, and improving the site's biodiversity by attracting wildlife. Inspired by the diversity of Irish nature, different biotopes such as native Birch, Scots pine and Mountain Ash have been chosen for this project to promote and support native insect and mite species. The visual impact of the development is softened by the specification of low maintenance flowering perennials, pollinator-friendly shrubs, native wildflower meadows, and native trees. Throughout the seasons the colours and textures in the planting change to constantly provide new sensory experiences. A carefully considered planting strategy provides access for rest, contemplation, and escape, whilst allowing clear views for unobtrusive visual supervision. The planting frames the views within the development and allows open views as the users progress throughout the site.

The detailed specification of planting to comprise trees, shrubs, ornamental grasses and flowering perennials attempts to recreate the sensory experience of lush Irish nature. Trees and shrubs will be used to provide a counterpoint to the hard landscape and built elements to provide dynamic and sensual external spaces.

Ornamental perennial, shrub and tree planting have been concentrated throughout the public realm, roads, carparking, terraces and courtyard spaces to improve the visual amenity of the development. The specification of planting material will act to improve the micro-climate of the open spaces, providing shade, year-round visual interest, and improving the biodiversity of the site by attracting wildlife.

Inspired by the diversity of Irish nature, various habitats have been established throughout the site structured around key native tree species such as native birch, pine and flowering wild cherry groves – spaces that visually merge into each other and invite further exploration, strolling and contemplation.

The visual impact of the development is softened by the specification of flowering perennials, climbers, evergreen hedgerows and leafy groves of decorative trees. Throughout the seasons the colours and textures in the planting change to constantly provide new sensory experiences for the residents.

07.1 TREE PLANTING

It is the intention to provide a feeling of maturity and permanence as soon as possible by planting a diverse selection of standard trees. A mix of native deciduous and evergreen trees has been specified to provide year-round visual interest, and habitat. Native species have been specified for their low-cost, availability, ease of establishment and reduced requirements for maintenance. Native trees and shrubs also act as living cisterns. Native trees such as Aspen, Birch and Pine can reduce run-off, increase air quality, mitigate urban heat island effect, protect from strong prevailing winds and have a positive impact on property values and character of neighbourhoods. These native trees provide a habitat for wildlife and contribute to a more biodiverse landscape. All of the structure trees have been specified as hardy native species trees, so they will establish quickly and require little maintenance. Tree planting layout proposals are informed by site context and land use.

All semi-mature trees will be staked and planted as per planting details with accessories to include root ventilation and irrigation pipes. 75mm depth bark mulch and 600-1000mm depth topsoil will be provided for all semi-mature tree planting.

249 new native Irish trees are proposed to be planted as part of the landscape scheme. Clear-stemmed tree species to include: Alnus glutinosa (Alder), Betula pubescens (Downy birch), Populus Tremula 'Erecta' (Swedish aspen), Pinus sylvestris (Scots pine), Quercus robur (English oak) and Sorbus aucuparia (Mountain ash). Multi-stemmed tree species to include Arbutus unedo (Strawberry tree), Corylus Avellana (Hazel), Crataegus monogyna (Hawthorn), Ligustrum vulgare (Wild Privet), Prunus spinosa (Blackthorn) and Viburnum opulus (Guelder rose).



Alnus glutinosa



Betula pubescens



Populus Tremula 'Erecta'



Pinus sylvestris



Quercus rober



Sorbus aucuparia



Arbutus unedo



Corylus Avellana



Crataegus monogyna



Ligustrum vulgare



Prunus spinosa



Viburnum opulus

07.2 ORNAMENTAL SHRUB PLANTING, NATIVE HEDGEROW AND GROUND COVER

The design and specification of ornamental shrub and perennial planting is intended to enhance biodiversity, provide interest and variety as well as assist in defining spatial qualities and directional emphasis across the site. Species have been selected that will successfully establish and grow in the local conditions as well as being sufficiently robust to survive in the public realm with limited maintenance.

Ornamental shrub and perennial planting are contained with a series of defined planter beds. 300mm depth topsoil to BS3882 is provided to shrub/perennial planting, topped with 75mm depth medium-grade bark mulch specified to retain moisture, reduce maintenance and improve soil quality.

The planting consists of a range of flowering evergreen and deciduous perennials, selected for their suitability to the site conditions, inter-planted with ornamental grasses to provide year-round visual interest. These perennials will also attract honeybees, butterflies and birds to the development, increasing the biodiversity potential of the gardens.

Ornamental grasses such as Briza media (Quaking-grass, a native Semi evergreen perennial), Deschampsia cespitosa (tufted hair grass, a native perennial evergreen) and Molinia caerulea (Purple Moor-grass, a native deciduous perennial) have been specified to provide fast developing vegetative screens to the seating elements and to create a distinctive vertical accent in the open spaces. Flowering perennials such as Kniphofia, Libertia, Iris, Agapanthus, Verbascum, Hollyhock, Echinacea and Echinops will provide year-round visual interest in terms of colour and form.

The perennials will provide seasonal visual interest, as the interplay of colour and billowing form will stand out as a constantly changing pattern. The slightest breeze sets these grasses and perennials in motion, highlighting the landscape finish, especially when planted as a mass border. This treatment of mixed native ornamental grasses and flowering perennials requires little maintenance and attracts wildlife.



08 ANTICIPATED PROGRAMME OF WORKS

(I) The planting programme shall generally be carried out during the following periods;

- All root-balled trees 1 November – 31 March
- Container Grown trees 1 November – 31 March
- Bare Root Shrubs, Whips, etc, 15 October – 30 April
- Container Grown shrubs perennials at any time

Planting outside of the above periods must be agreed with the Landscape Architect, with appropriate container grown stock used and an additional watering programme enforced.

(II) Grassing Works:
Grass sowing shall be carried out during the following period, weather dependant; -1 April – 31 October.

09 ESTABLISHMENT MAINTENANCE

Generally:

(I) Establishment maintenance will form part of the landscape contractors’ works. The period of establishment maintenance will be 12 months after the completion of the planting and grassing works prior to handover.

(II) Prior to handing over all plant deaths shall be replaced, and all defects made good to the satisfaction of the landscape architect and/or the management company.

(III) The landscape architect will be retained by the developer to inspect all planting works until handover to the management company.

10 LANDSCAPE MAINTENANCE

10.1 PLANTING PREPARATION SPECIFICATION AND MANAGEMENT NOTES FOR SOFT LANDSCAPED AREAS

Soft landscape areas to include the following elements:

- Grassed Areas;
- Perennial shrub planting;
- Tree Planting.

10.2 MANAGEMENT RESPONSIBILITY

Following the completion of the one-year’s defects liability period for the main landscape contract, responsibility for the day-to-day maintenance of all areas in the site curtilage will be passed to a landscape management company.

The management company will engage a landscape sub-contractor. It will be the management company’s responsibility to monitor and review the works of the sub-contractor to ensure the management objectives as outlined below are attained.

10.3 MANAGEMENT OBJECTIVES

The objectives of the management company will be as follows;

- To maintain all areas in a neat, tidy, and substantially weed-free condition,
- To ensure that all seeded areas are maintained in a condition that contributes to the visual amenity of the development,
- To establish and maintain tree and shrub planting to provide an overall landscape framework for the development.

10.4 PERFORMANCE CRITERIA

Performance criteria are indicators for assessing the quality and success of the particular plant mixtures used for a purpose i.e. structure/ screen planting, specimen planting, tree planting, etc.

Such indicators will be based upon aspects such as;

- Health and condition of planting
- Plant growth
- Achievement of the desired effect

The achievement of the performance criteria and the monitoring of the landscape contract will be under the direction and supervision of the developer’s landscape architect. As previously stated the management company will monitor longer-term performance criteria.