

Overall Landscape Masterplan

Oldcourt Residential Development

sc 1:1500



KEY AREAS

- 1 Link Road East /Main Road
- 2 Ecological Park/ Nature observatory
- 3 Main Equipped Playground
- 4 Pocket Park / Communal Garden
- 5 Split Level Courtyards
- 6 Linear Parks
- 7 Creche
- 8 Urban Centre
- 9 Bio-retention Ecological Park
- 10 Oldcourt Park

Neighbourhood Zone 3

Residential Area 3 includes a variety of housing types, such as houses, duplexes, and apartments, along with a daycare centre. The area is supported by several interconnected communal spaces and parks, creating a cohesive and well-served environment for residents.

Bio-Retention Ecological Park

Bio-Retention Ecological Park integrates the presence of wayleave cables into its design, creating a thematic space. It features running tracks that enhance the soundscape and provide relaxation areas, along with informal waterfall zones formed by stepped gabion walls that support biodiversity. The park offers close access to Zones 2, 3, and 4, with good connections to Oldcourt Park and smooth transitions between public green spaces.

Neighbourhood Zone 2

Detail Drawing 2

Neighbourhood Zone 4

Neighbourhood Zone 4

This neighbourhood in Zone 4 is characterised by its connection to the ecological park, with a shared surface pathway linking the green areas. The area also features a main playground, providing recreational space for the community.

Neighbourhood Zone 2

Residential Area 2 stands out from the other zones by featuring a mix of apartment buildings and houses. The entire area is designed as a shared surface, making it the most urban part of the development. It includes plazas and more formal spaces for gathering and leisure, creating a vibrant and communal atmosphere.

Legend

Red line site boundary

SOFT LANDSCAPE

Existing trees, hedgerow and water courses

to be retained and protected (Refer to Landscape and Arbicultural reports)

Proposed Trees, Multi-Stem Trees and Ornamental Shrubs including, Street trees: Downy Birch, Maidenhair Tree, Sweetgum, Ornamental Pear, etc. Rain Garden trees: Alder, Birch, Hazel, Spanish Oak, etc. Parkland trees: Oak, Horse Chestnut, Beech, Aspen, Cherry Tree, Rowan, Whitebalm, etc. Fruit Trees: Pear tree, Apple tree, Plum and Cherry. Boundary Screening trees: Holly, Hawthorn, Blackthorn, Silver Birch, Oak. Ornamental Shrubs: Hydrangea, Hawthorn, Elder, Myrtle, Common Juniper. (Refer to planting schedule)

Native Boundary Woodland mix

@c/g 2L 80-100 cm ht.
Grassus monogyyna **
Prunus spinosa**
Ilex aquifolium**
Rosa canina**

Ornamental Planting Mix

150mm topsoil depth
Mix of ornamental grasses to provide all year round flow and texture in planting beds, including: Coneflowers, Sea Holly, Foxgloves, Russian Sage, Golden Oats, Tufted Hair Grasses, Terracotta Yarrow, etc.

Rain Gardens Planting Mix

Ornamental adapted planting mix, including: Yellow Yris, Chinese Silver grass, Adderwort, Gold Dew tufted Hair Grass, Reed grasses, etc.

Amenity Grass Areas

150mm topsoil depth

Native Ecological Habitat Seed Mix

These mixtures contain 70% grasses with 30% long lasting perennial wildflowers. They are specifically designed for habitat restoration projects with the aim of providing maximum benefit to biodiversity. Each mix contains over 15 native species.

Wetland Wildflower (Seasonally Flooded)

These mixtures has been specially selected to establish a native wildflower meadow on soils that remain damp year round and may experience some flooding such as a pond edge. Each mix contains over 22 native species.

Blue Sedum Roof

Common Sedum species used include Sedum acre, S. rupestre, and S. album mixed with native/pollinator friendly perennials such as fox glove, Rudbeckia, Armeria, Dianthus, Helictotrichon sempervirens, Stipa tenuissima.

SUDs

Bioretention Area / Detention Basin

Designed for water management while providing aesthetic appeal. Plant species in these areas are capable of withstanding floods and excess water while also attracting pollinators to promote biodiversity. This mix includes: Meadowsweet, Filipendula ulmaria, Flag Iris, Iris pseudacorus, Marsh Marigold, Caltha palustris, Purple Loosestrife, Lythrum salicaria, Bog Cotton, Eriophorum angustifolium, Water Mint, Mentha aquatica

Rain Gardens / Bioretention Rain Gardens

Functional solution for stormwater attenuation to engineers specifications

Swale

Refer to engineers detail drawings

HARD LANDSCAPING

Asphalt Roadway

with in-situ concrete kerbs (to Engineer's specification)

Car Parking Spaces

Permeable paving

HomeZone & Raised Table

Permeable paving / Colored asphalt

Cycleway

Coloured Asphalt

Public Footpaths

In-situ concrete, Brushed Finish, concrete slabs

Footpaths - Main Parks

Buffed colour asphalt

Bio-retention Park - Running Track

Coloured asphalt with with painting

Asphalt footpaths

With painting where indicated

Paving - Entrance to Houses and Communal Open Spaces

Permeable block paving

Safety Surface - Playground / Fitness

Engineered woodchip

Safety Grass Matting

Playground / Fitness safety surface

Ecological Walkway observatory / Steel Bridge

Steel mesh panel platform bridge

Grasscrete

Concrete grass

Furniture and Features

Fitness/ Play Equipment

supplied by Kompan.com
(Refer to Landscape Design Rationale)

s71 Cycle Stand

supplied by Omos.ie

Feature Seating Elements

Bespoke timber seats
Selected seating elements

s59.2ss Seat

supplied by Omos.ie

s96w Picnic Set

supplied by Omos.ie

Communal / Private Bins Storage

As per architecture details

Communal / Private Bike Storage

As per architecture details

Lighting

Refer to lighting plan and report

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D		Issued for Comments	AP	JG
C	07/12/2023	Issued for Planning stage 1	AP	JG
B	04/12	Issued for discussion	AP	JG
A	21/11	Issued for discussion	AP	JG
REV	DATE	REVISION	DRAWN	CHECKED

CLIENT

CAPAMI LTD

PROJECT TITLE

Oldcourt Proposed Development, Oldcourt road, Ballycullen, Co. Dublin

PROJECT ARCHITECT

Davey + Smith Architecture

SHEET TITLE

Overall Landscape Masterplan

SHEET NO.

23130_LP-E

SCALE

1/1500

STAGE

Planning Application

SHEET SIZE

A1

REVISION

E

DATE

Aug 2024



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