

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

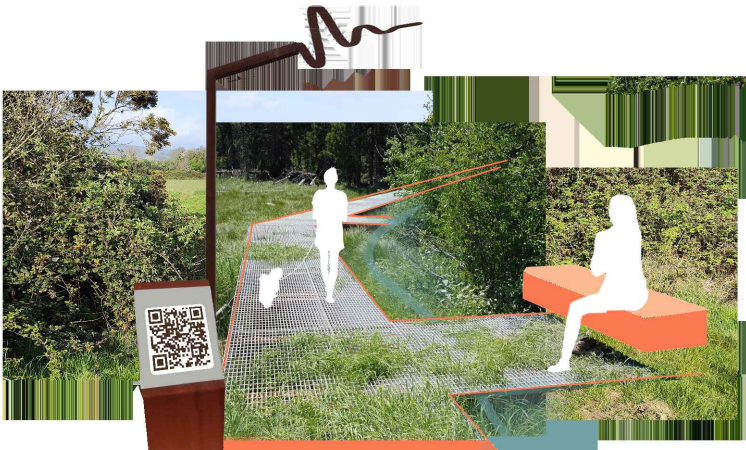
Neighbourhood Zone 3
Residential Area 3 includes a variety of housing types, such as houses, duplexes, and apartments, along with a daycare centre. The area is supported by several interconnected communal spaces and parks, creating a cohesive and well-served environment for residents.

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 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.

10 Oldcourt Park
Oldcourt Park is the neighbourhood park that serves the entire development, enriched by the diverse terrain it occupies. It provides seamless connections to various character areas and public spaces. The park features the main playground, designed to cater to all age groups and abilities, with inclusive play equipment that accommodates a wide range of physical and motor skills. This includes both more formal play structures, such as multi-activity towers, as well as natural play areas that encourage interaction with nature and exploration. A main pathway runs through the park, which also incorporates Sustainable Urban Drainage Systems (SUDs), a challenge due to the park's topography. However, this has created opportunities for natural amphitheatres and enhanced the landscape's biodiversity.



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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REV	DATE	REVISION	DRAWN	CHECKED
E	14/08/2024	Issued for Planning	AP	JG
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

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.	SHEET SIZE
23130_LP-E	A1
SCALE	REVISION
1/1500	E
STAGE	DATE
Planning Application	Aug 2024
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