

PROPOSED LANDSCAPE PLAN

SCALE 1:500@A1

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NOT SCALE. WORK TO FIGURED DIMENSIONS ONLY.
EXISTING DIMENSIONS TO BE CHECKED ON SITE.
AWN ON AUTOCAD R2004 AT DEADY GAHAN ARCHITECTS LTD
YERS ON THIS DRAWING COMPLY WITH BS 1192: PART 5

This detailed architectural site plan illustrates the layout and design of the 'Edenbrook' and 'Glynt House' developments. The plan features a red boundary line defining the site area, with various sections highlighted in blue and green. Key features include:

- Edenbrook Area:** Includes 'Edenbrook Lawn' and 'Edenbrook Lane'. It features a 'PROPOSED 2M PEDESTRIAN FOOTPATH TO BE FULLY LIT WITH PUBLIC LIGHTING' along the eastern boundary. Existing stonework walls are to be maintained and supplemented with additional planting where necessary.
- Glynt House Area:** Includes 'Glynt House' and 'Glynt Lane'. It features a 'PROPOSED 2M PEDESTRIAN FOOTPATH TO BE FULLY LIT WITH PUBLIC LIGHTING' along the southern boundary. Existing stonework walls are to be maintained and supplemented with additional planting where necessary.
- Central Parkland:** A green space of 1330 m² located between the two developments.
- Residential Blocks:** Apartment Block 07 and Apartment Block 06 are shown with their respective unit numbers (57-80 and 33-56).
- Shared Surfaces:** Shared surfaces are indicated in several locations, including the central parkland and along the southern boundary.
- Access and Entrances:** The plan shows various entrances, including a 'PEDESTRIAN ENTRANCE' and a 'SITE AREA (RED BOUNDARY)' entrance. A 'PROPOSED 2M PEDESTRIAN FOOTPATH TO BE FULLY LIT WITH PUBLIC LIGHTING' is also shown along the southern boundary.
- Landscaping and Infrastructure:** The plan includes details on existing and proposed fencing, including 'EXISTING FORESTRY BOUNDARY TO BE MAINTAINED AND SUPPLEMENTED WITH A 2.0M HIGH WELD MESH FENCE WHERE NECESSARY'. It also shows 'EXISTING PEDESTRIAN FOOTPATHS' and 'PROPOSED PEDESTRIAN CROSSINGS'.
- Building Details:** Various building components are labeled, such as '2 STOREY SEMI DETACHED DWELLING', 'HEAD 1ST FLOOR WINDOW=35.11', and 'TUMBER POST & WIRE FENCE'.
- Landmarks and Labels:** Labels include 'LIMIT OF JULY 2015 RE-SURVEY', 'EXISTING PEDESTRIAN CROSSING', 'EXISTING STONEWORK WALL TO BE MAINTAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY', and 'EXISTING PEDESTRIAN FOOTPATH'.

The plan also includes a compass rose indicating North (N), South (S), East (E), and West (W) directions.

PROGRAMME OF IMPLEMENTATION

Implementation of the landscape proposals should begin as soon as practical. Landscape work will run in conjunction with main building works where possible. Remaining works will be initiated as soon as the building works are complete and all landscape works are to be completed within 12 months of the commencement of the development

CLEARANCE

1. ALL DEBRIS MATERIAL TO BE CLEARED FROM THE PROPOSED PLANTING AREA AND CARTED OFF SITE TO AN APPROVED TIP PRIOR TO ANY EXCAVATION / CULTIVATION WORKS.

SITE PREPARATION

1. FOLLOWING CLEARANCE, THE ENTIRE AREA SHALL BE CULTIVATED TO A MEDIUM TILTH PRIOR TO TOP SOIL BEING SPREAD. ALL TOP SOIL SHALL COMPLY TO THE FOLLOWING -

- ALL IMPORTED SOIL TO BE MEDIUM GRADE LOAM TO BS. 3882
- SOIL SHALL HAVE AN ACIDITY READING OF BETWEEN pH 6.0 AND 7.0
- STONE CONTENT SHALL BE OVER 5% BUT NOT EXCEEDING 20%, STONES BY DRY WEIGHT. MAXIMUM SIZE OF STONE TO BE 20mm DIAMETER ON LARGEST SIDE.
- SOIL MAKE UP 15-27% CLAY
0 -70% SAND
20-40% SILT & FIBEROUS MATERIAL

2. TOPSOIL TO BE FREE OF GRASS, PERNICIOUS WEEDS AND WEED SEED

3. AFTER ALL TOPSOIL SPREAD AND PRIOR TO PLANTING SOIL TO BE CULTIVATED TO A MEDIUM TILTH AND TURNED OVER TO A MINIMUM OF 300mm. INCORPORATE AN APPROVED SLOW RELEASE GRANULAR FERTILISER AT MANUFACTURER'S RECOMMENDED RATE.

4. TOPSOIL TO BE SPREAD TO A MINIMUM DEPTH OF 300mm AND SHALL BE GRASSED.

5. TOPSOIL SHALL STAND 25mm PROUD OF MANHOLE COVERS, PATHS & KERBS AFTER CULTIVATION & FIRMING.

EXISTING TREES

A PROTECTIVE FENCE SHOULD BE ERECTED OUTSIDE THE ROOT PROTECTION ZONE PRIOR TO CONSTRUCTION WORK AS PER BS

5837:2012



PROPOSED TREE PLANTING			
Plant Name	Girth cm	Height	
<i>Acer campestre</i>	16 - 18	5.5 m	Root Balled
<i>Acer platanoides</i>	16 - 18	5.5 m	Root Balled
<i>Acer saccharinum</i>	16 - 18	5.5 m	Root Balled
<i>Alnus glutinosa</i>	16 - 18	5.5 m	Root Balled
<i>Betula nigra multistem</i>	16 - 18	5.5 m	Root Balled
<i>Betula pendula</i>	16 - 18	5.5 m	Root Balled
<i>Betula utilis jacquemontii</i>	16 - 18	5.5 m	Root Balled
<i>Carpinus betulus</i>	16 - 18	5.5 m	Root Balled
<i>Carpinus betulus fastigiata</i>	16 - 18	5.5 m	Root Balled
<i>Crataegus monogyna</i>	16 - 18	5.5 m	Root Balled
<i>Fagus sylvatica regina</i>	16 - 18	5.5 m	Root Balled
<i>Sorbus aucuparia 'Joseph Rock'</i>	16 - 18	5.5 m	Root Balled
<i>Tilia echinata</i>	16 - 18	5.5 m	Root Balled
<i>Tilia cordata 'Green Spire'</i>	16 - 18	5.5 m	Root Balled
<i>Pinus sylvestris</i>	16 - 18	5.5 m	Container
<i>Prunus avium</i>	16 - 18	5.5 m	Root Balled
<i>Prunus kanzan</i>	16 - 18	5.5 m	Root Balled

PROPOSED SPECIMEN TREE PLANTING			
Plant Name	Girth cm	Height	
<i>Quercus robur</i>	20 - 25 cm	5.5 m	Root Balled

PROPOSED HEDGEROW			
Plant Name	Girth cm	Height	
<i>Crataegus monogyna</i>	-	60 - 80	Bareroot

PROPOSED LOW SHRUB MIX			
Plant Name	Height	Pot size	Spacing
<i>Acuba japonica 'Variegata'</i>	60 - 80 cm	3 Lt	0.5m cts
<i>Caryopteris x clandonensis 'Heavenly Blue'</i>	40 - 50 cm	3 Lt	0.5m cts
<i>Camellia x williamsii 'Donation'</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Ceanothus 'Blue Mound'</i>	40 - 50 cm	3 Lt	0.5m cts
<i>Choisya x dewitteana 'Aztec Pearl'</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Euonymus fortunei 'Kewensis'</i>	40 - 50 cm	3 Lt	0.5m cts
<i>Fatsia japonica</i>	60 - 80 cm	5 Lt	0.5m cts
<i>Gonicera pileata 'Maygreen'</i>	30 - 40 cm	3 Lt	0.5m cts
<i>Hypericum calycinum</i>	40 - 50 cm	3 Lt	0.5m cts
<i>Mahonia media 'Charity'</i>	60 - 80 cm	3 Lt	0.5m cts
<i>Pachysandra terminalis</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Philadelphus 'Beaupre'</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Pieris 'Forest Flame'</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Prunus laurocerasus 'Zabeliana'</i>	40 - 60 cm	3 Lt	0.5m cts
<i>Potentilla fruticosa 'Abbotswood'</i>	30 - 40 cm	2 Lt	0.5m cts
<i>Tilia pinnata</i>	-	2 Lt	0.5m cts

LEGEND

	SITE BOUNDARY
	PROPOSED GRASS
	EXISTING FORESTRY BOUNDARY TO BE MAINTAINED AND SUPPLEMENTED WITH A 2.0M HIGH WELD MESH FENCE WHERE NECESSARY
	EXISTING BLOCKWORK WALL TO BE MAINTAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY
	600mm HIGH WALL WITH 600mm STEEL RAILINGS ABOVE, SUPPLEMENTED WITH PLANTED BUFFER
	2.0M HIGH CONCRETE BLOCK WALL RENDERED & CAPPED TO PUBLIC FACE WHERE APPLICABLE.
	EXISTING STONWORK WALL TO BE MAINTAINED AND SUPPLEMENTED WITH ADDITIONAL PLANTING WHERE NECESSARY
	PROPOSED TREE PLANTING
	PROPOSED LOW LEVEL PLANTING
	PROPOSED CONCRETE FOOTPATH
	EXISTING FOOTPATH
	ALLOCATED PARKING
	STREET SURFACE
	SHARED SURFACE
	EXISTING VEGETATION
	PUBLIC LIGHTING COLUMN

NOTE: (M) DENOTES MIRRORED HOUSE TYPE

date	rev	name	chk	note
4.03.25	P1	LM	EJG	ISSUE FOR PLANNING

DEADY GAHAN
D G
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ject
OPOSED RESIDENTIAL DEEVELOPMENT
GLYNTOWN, GLANMIRE,
RK

owing title
PROPOSED LANDSCAPE PLAN

ale 00 @A1	Drawn PD	Checked EJG	Date 04.03.25
ject No. 61	Drg. No. 21061/P/004		Revision P1
Information \ Comments			Tender <input type="checkbox"/>
Planning			Construction <input type="checkbox"/>