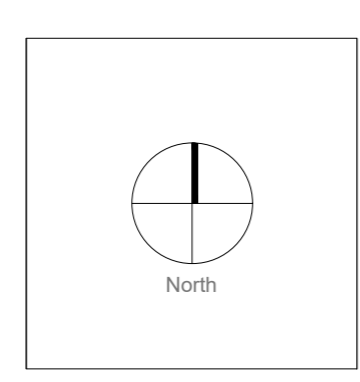


- Legend**
- Previously Permitted Planning Application
 - Proposed Amenity grass areas with public ownership and to public open space: grass seed sown on 150mm clean topsoil (imported if necessary), over 250mm subsoil, all subsoil to be punctured and consolidated to aid natural drainage: (to receive the following amenity seed mix 2):
50% Dwarf ryegrass
45% Strong creeping red fescue
5% Chewings fescue
 - Proposed shrub/woodland edge planting areas within public open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown.
 - Proposed shrub planting within private ownership, positioned within 450mm clean topsoil (imported if necessary) to areas shown.
 - Proposed low level shrub planting within public open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown.
 - Proposed shrub planting areas within public open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown.
 - Proposed grass ritter surface to controlled access.
 - Proposed rain gardens. See Engineers details for information.
 - Proposed native hedgerow to areas shown; to be planted at 5/linear metre (double staggered row with temporary post and wire fencing).
 - Proposed trees in public areas, see drawing.
 - Proposed street tree planting to Car Park area.
 - Proposed bioretention tree pit.
 - Existing street trees.
 - Proposed concrete footpath.
 - Proposed bitmac roadway and parking bays.
 - Proposed concrete paving to shared surface; focused on footpaths.
 - Proposed rubberised bark mulch surface to play areas.
 - Proposed bitmac footpath surface with concrete pin kerb edging, within public open space, to Engineers details.
 - Proposed self binding Ballyusk gravel with concrete pin kerb edging.
 - Existing brushed concrete pathway.
 - Proposed 1100mm high galvanised and powder coated railing with vertical bars to define community open space with pedestrian gate arrangements as necessary.
 - Proposed bench.
 - Proposed bollards
 - Existing Gas Main
 - Proposed filter drain; see Engineers drawings for information

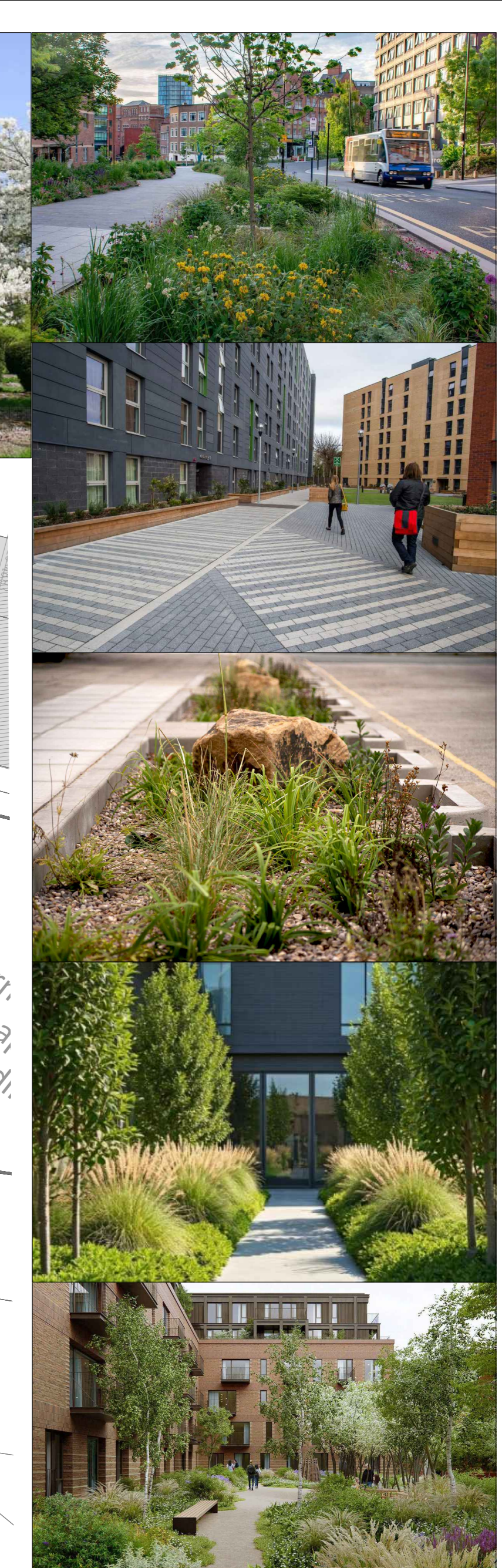
Rev.	Date	Note



General Notes

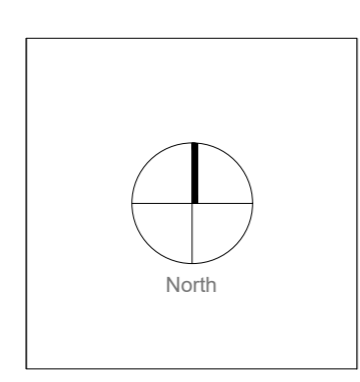
Doyle & O'Troigh
Landscape
Architecture

Project Name	Residential Development Blackrock Ave.	Drawing Name	Landscape Plan
Status	24-038	Drawing No	LP-01-PP
Project No	24-038	Revision No	00
Scale	1:200	Drawn By	AD
Date	24/06/2026	Checked By	DOT
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Rev.	Date	Note



General Notes

Doyle & O'Troighth
Landscape
Architecture

Project Name	Residential Development Blackrock Ave.	Drawing Name	Landscape Plan with Services
Status	24-038	Drawing No	LP-02-PP
Project No	24-038	Revision No	00
Scale	1:200	Drawn By	AD
Date	24/06/2026	Checked By	DOT










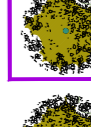




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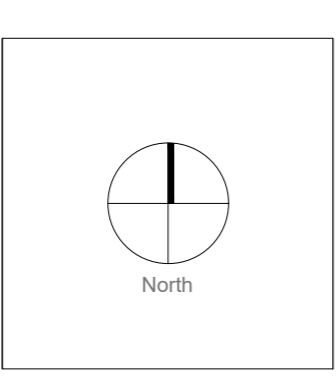
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- Legend**
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50% Dwarf ryegrass
45% Strong creeping red fescue
5% Chewings fescue
 -  Proposed shrub/woodland edge planting areas within public open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown. Species to include the following but not limited to:
Acer campestre, b/r 90-120cm;
Alnus glutinosa, b/r, 120-150cm;
Betula pubescens, b/r, 120-150cm;
Corylus avellana, b/r, 120-150cm;
Crataegus monogyna, b/r, 90-120cm;
Larix decidua, b/r, 120-150cm;
Pinus sylvestris, b/r, 120-150cm.
 -  Proposed low level shrub planting areas within public open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown. Species to include the following but not limited to:
Corylus avellana, 3L, 60-90cm
Rosa canina, c/g, 3L, 60-90cm
Euonymus europaeus, b/r, 90-120cm
Viburnum opulus; 2L, 60-90cm
Sambucus nigra; 2L, 60-90cm
 -  Proposed hedgerow to areas shown; Native Hedgerow (to consist of the following species but not limited to) - planted at 5/linear metre (double staggered row with 1.2m high timber post and wire support fence);
20% Corylus avellana, b/r, 90-120cm
30% Crataegus monogyna, b/r, 90-120cm
10% Ilex aquifolium, c/g, 2L, 40-60cm
10% Rosa canina, c/g, 3L, 60-90cm
10% Euonymus europaeus, b/r, 90-120cm
20% Ligustrum vulgare, b/r, 90-120cm
 -  Proposed specimen hedgerow at building facade; planted at 5/linear metre (double staggered row with 1.2m high (to consist of the following species but not limited to):
Prunus lusitanica, with feature Laurus nobilis clipped topiary cones @1.2M high.
 -  Proposed hedgerow to communal open space; planted at 5/linear metre (double staggered row with 1.2m high (to consist of the following species but not limited to):
Carpinus betulus, b/r, 90-120cm.
 -  Proposed shrub planting areas within Communal open space, positioned within 450mm clean topsoil (imported if necessary) to areas shown. Containerised species to include the following but not limited to:
Agapanthus 'Bressingham White'; Anemone 'Horine Jobert'; Buxus sempervirens; Calamagrostis x acutifolia 'Karl Foerster'; Cornus stolonifera 'Flaviramea'; Crocosmia 'Lucifer'; Carex pendula; Escallonia 'Apple Blossom'; Geranium phaeum; Hypericum Hidcote; Hydrangea 'Bobo'; Miscanthus sinensis; Pachysandra terminalis; Prunus laurocerasus 'Zabeliana'; Rosmarinus officinalis; Stipa gigantea; Verbena x bonariensis; Viburnum opulus.
 -  Proposed rain gardens. See Engineers details; Shall be a mix of containerised species; to consist of the following species but not limited to:
Shrubs: Viburnum opulus, Cornus sanguinea 'Midwinter Fire', Cornus sanguinea 'Faviramea', Sambucus 'Black Lace'.
Herbaceous perennials: Iris sibirica; Iris pseudacorus, Crocosmia x crocosmiiflora; Helleborus foetidus, Eupatorium cannabinum; Juncus effusus; Inula hookeri, Rudbeckia fulgida, Liatris spatata, Ligularia dentata, Echinacea purpurea.
Ornamental Grasses: - Miscanthus sinensis, Panicum virgatum.
Ferns: Osmunda regalis, Dryopteris felix-mas, Dryopteris dilatata.
 -  Proposed bioretention tree pit.
 -  Proposed street tree planting to Eastern & Northern Car Park area, planted in tree pits to achieve a min. growing medium of 16M3; to consist of the following but not limited to:
Carpinus betulus 'Frans Fontaine', R/B, 20-25cm girth;
Liquidambar styraciflua 'Woesplesdon', R/B, 18-20cm girth;
 -  Proposed trees in public areas, planted in tree pits to achieve a min. growing medium of 16M3; to consist of the following species but not limited to:
Acer campestre 'Elegant', r/b, 16-18cm girth
Amelanchier lamarkii, r/b (multi-stem), 2-2.5m tall;
Betula utilis 'Jacquemontii', r/b, (multi-stem), 3-3.5m;
Cercis canadensis, r/b, 12-14cm girth;
Crataegus lavalleyi 'Carrieri', r/b, 12-14cm girth;
Laurus nobilis, 20L, 100-120cm.
 -  Existing street trees.
 -  Proposed grass ritter surface to controlled access.

Rev.	Date	Note



General Notes







Doyle & O'Troigh
Landscape
Architecture

Project Name	Residential Development Blackrock Ave.	Drawing Name	Planting Plan
Status	Planning	Drawing No	PP-01-PP
Project No	24-038	Revision No	00
Scale	1:200	Drawn By	AD
Date	24/06/2026	Checked By	DOT
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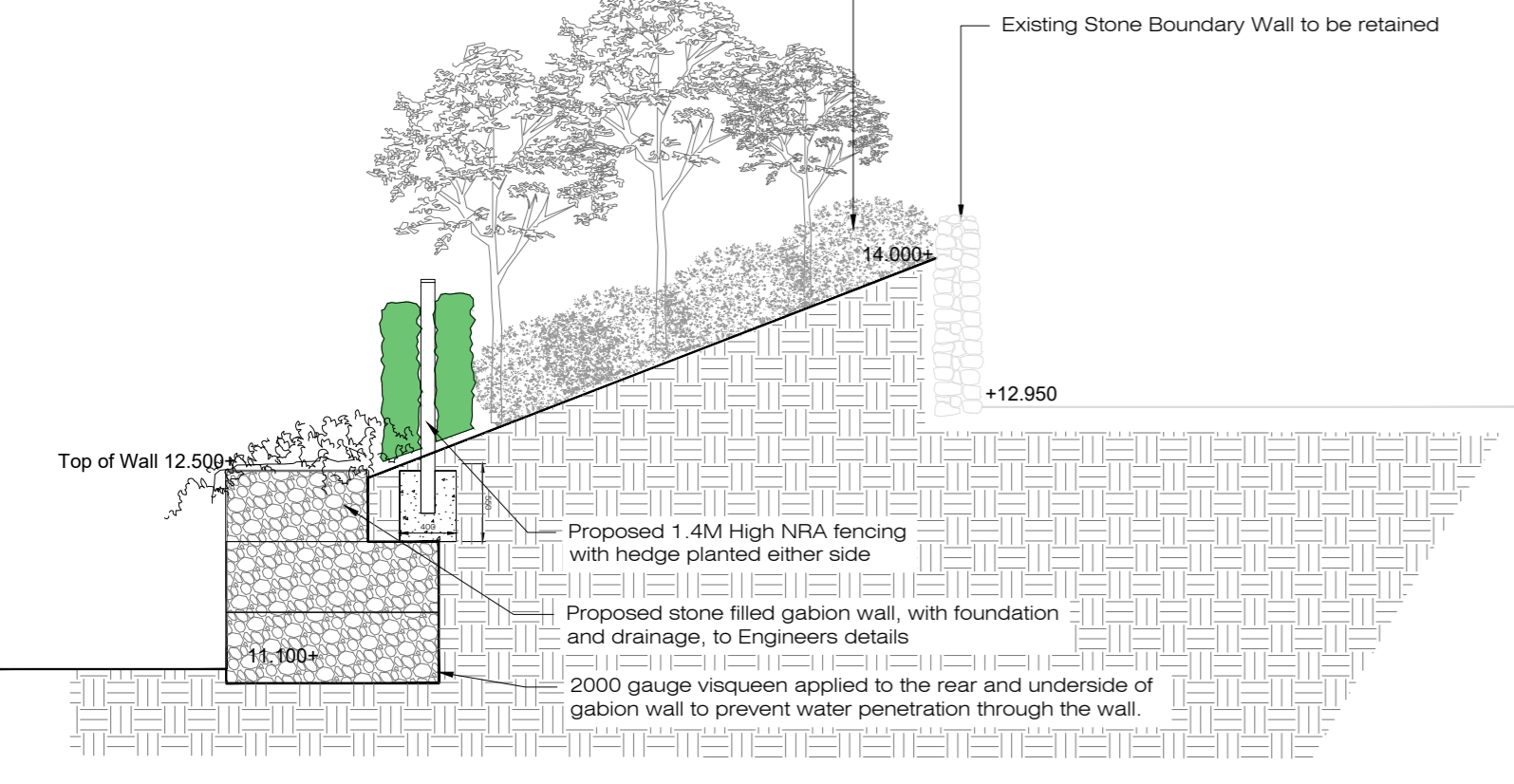
D01 Existing railing along green way walking ramp



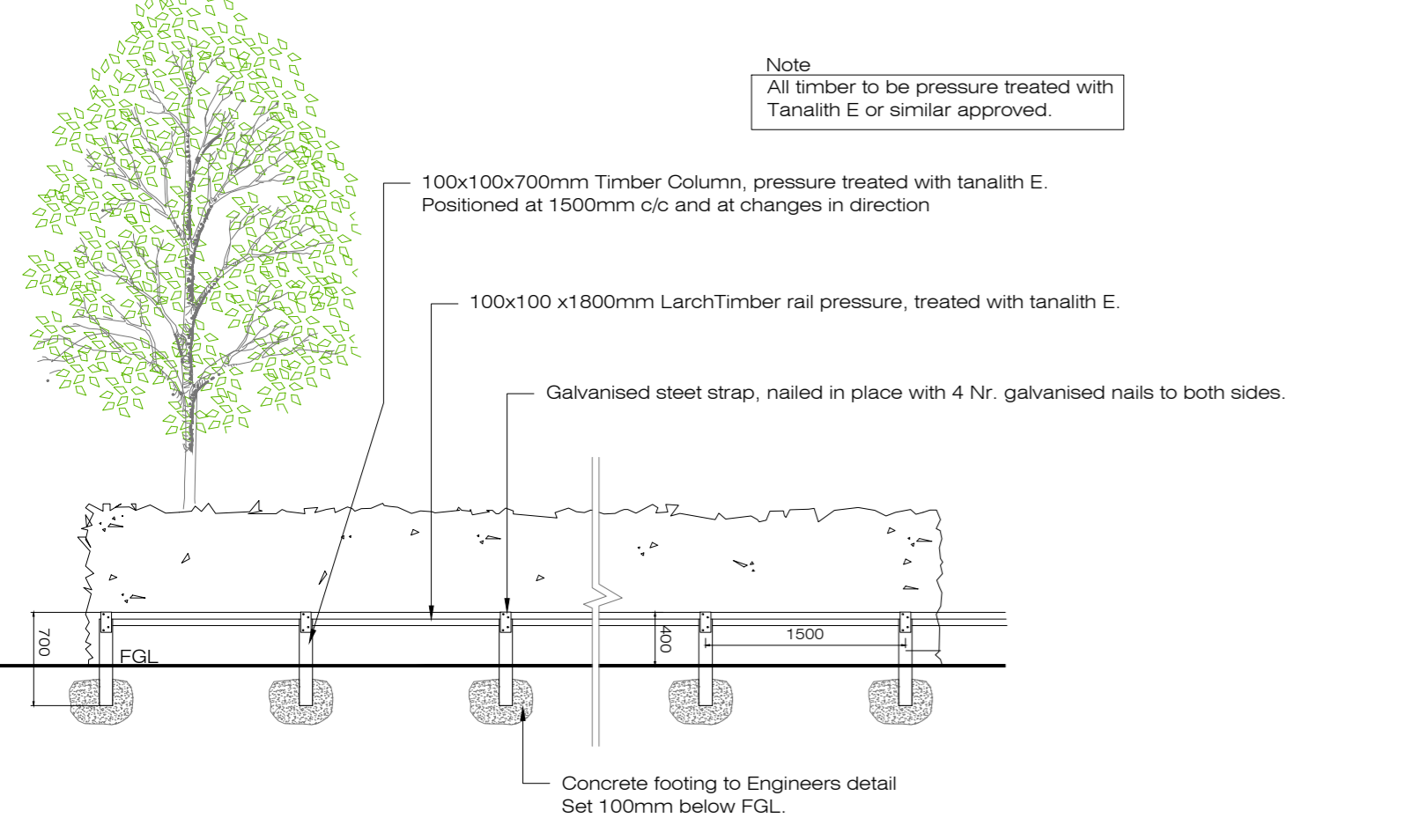
Legend

-  **Western Boundary**
Existing rail arrangement along greenway ramp to be retained.
-  **Southern Boundary**
Existing embankment planting to be retained and infilled as necessary with similar species where possible, with gabion retaining wall and hedge arrangement at base of embankment.
-  **Southern Boundary**
Position of gabion retaining wall and hedge arrangement at base of embankment.
-  **Eastern Boundary**
Proposed timber knee rail with hedge and tree planting inside the boundary.
-  **Northern Boundary**
Retaining wall (under construction) on neighbouring lands. Proposed 1.8m high black paladin fence with semi-mature native hedge planting proposed to offer privacy and a formal demarcation between sites.
-  **Northern Boundary**
Fence line (under construction) in neighbouring land with hedge planting inside the development boundary.

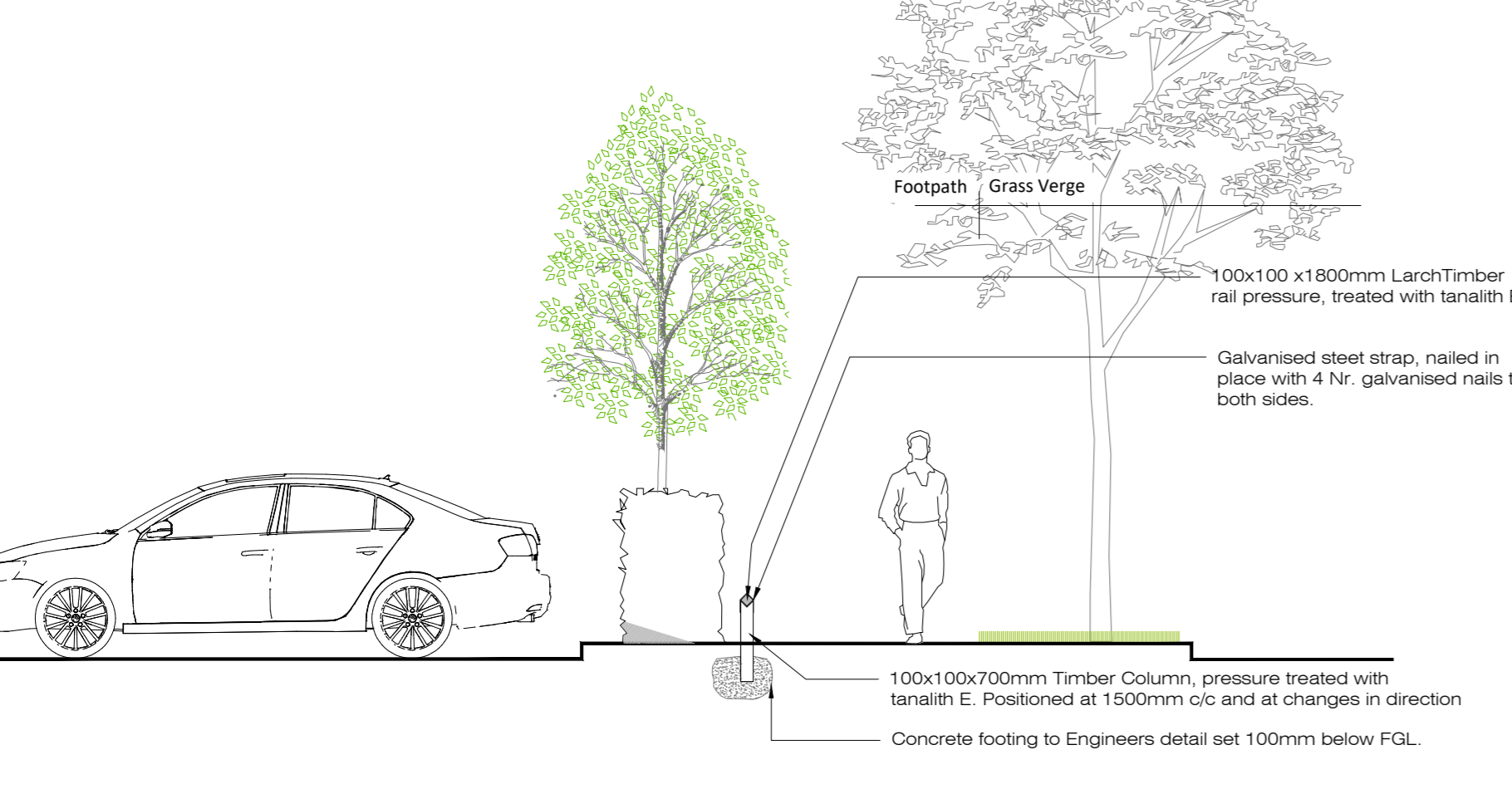
D02 Section A-A Southern Boundary - Gabion retaining wall with infill planting
Scale @ 1:50



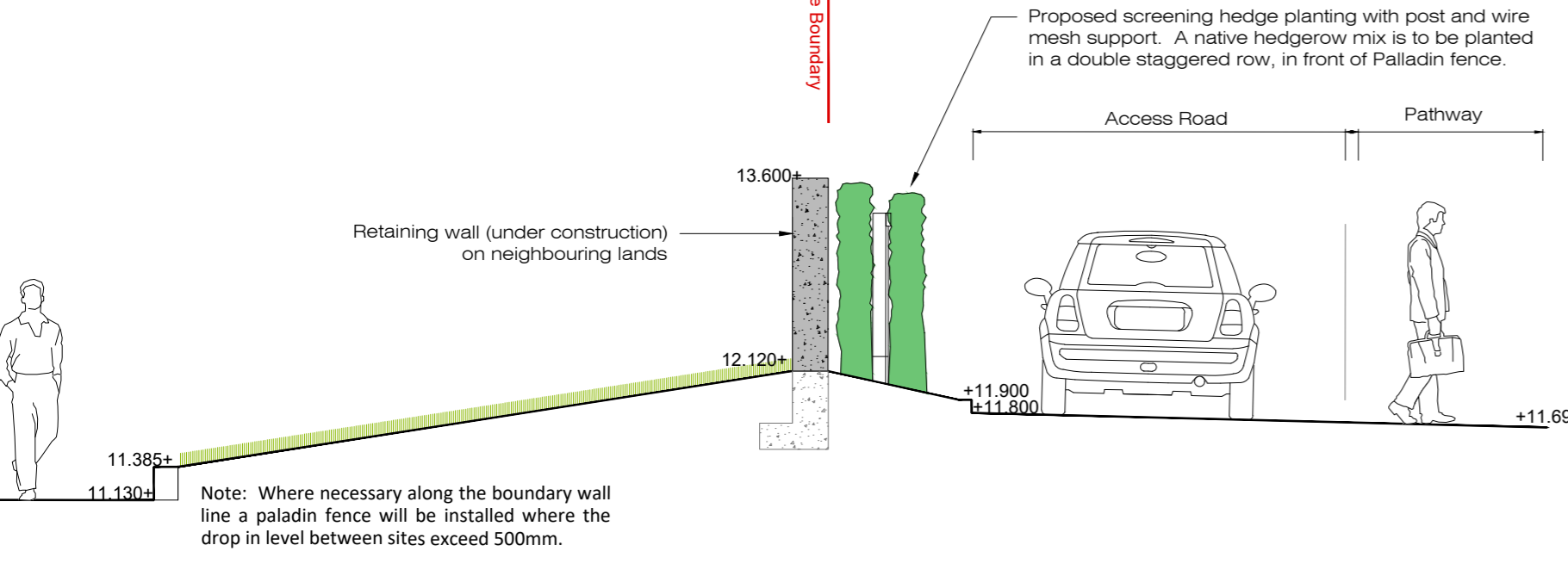
D03 Elevation of Timber Knee Rail through Eastern Boundary
Scale @ 1:50



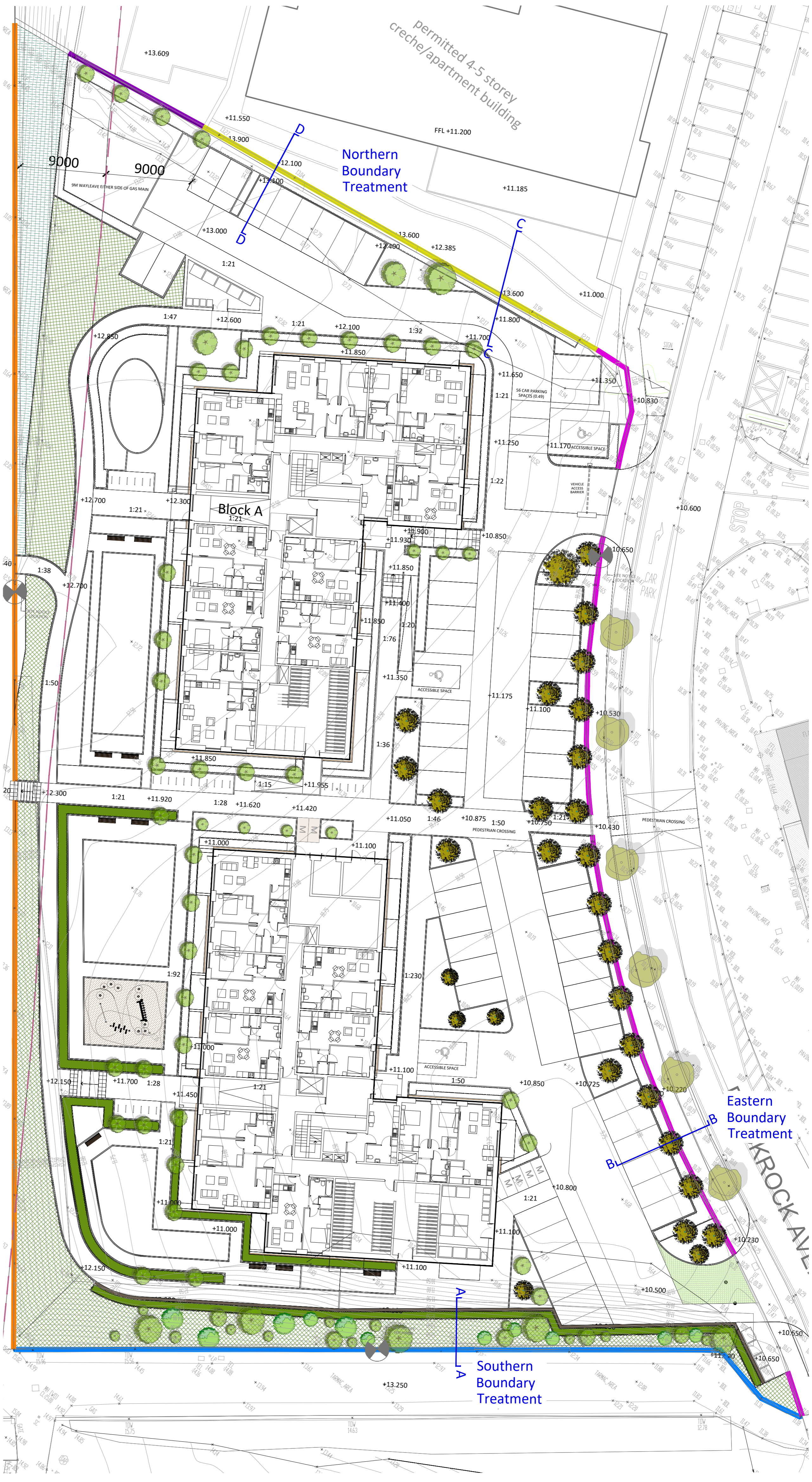
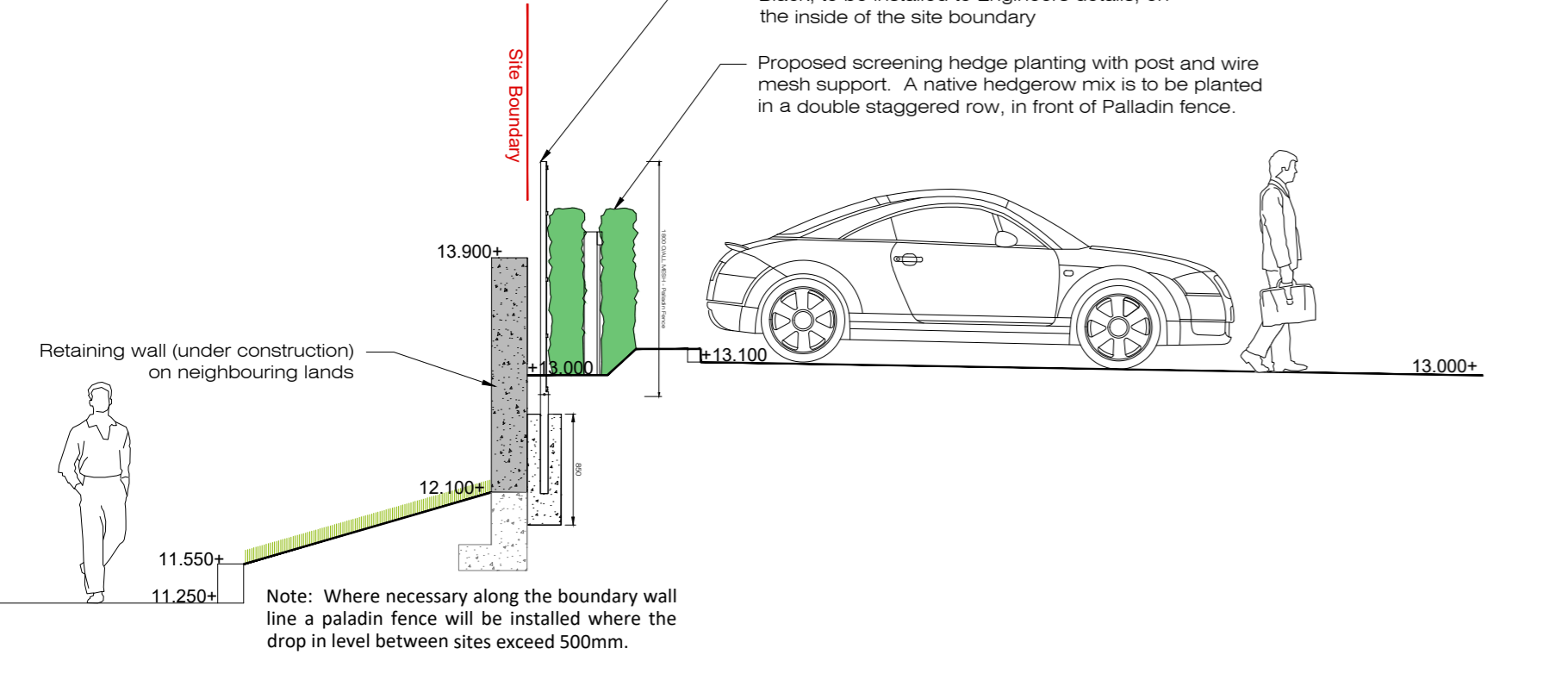
D04 Section B-B Eastern Boundary - Timber Knee Rail & Proposed Hedge/Tree Planting
Scale @ 1:50



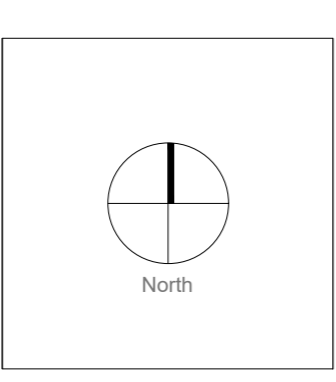
D05 Section C-C Northern Boundary - Screening hedge against retaining wall (on other lands)
Scale @ 1:50



D06 Section D-D Northern Boundary - Paladin Fence with screening hedge
Scale @ 1:50



Rev.	Date	Note



General Notes

Doyle & O'Troithigh Landscape Architecture

Project Name: Residential Development Blackrock Ave. Drawing Name: Boundary Plan

Status: Planning Drawing No: BP-01-PP

Project No: 24-038 Revision No: 00

Scale: 1:250 & 1:50 Drawn By: AD

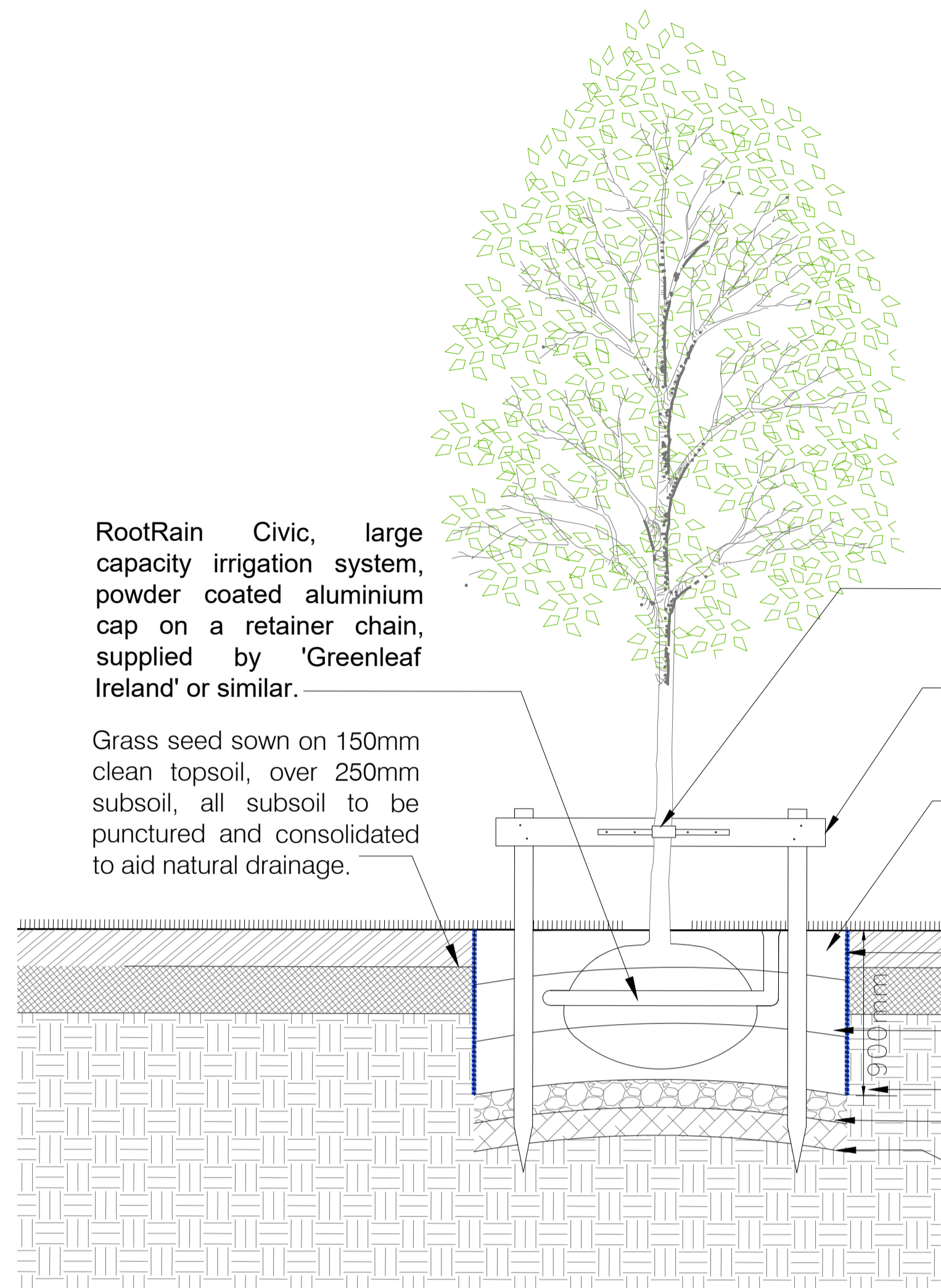
Date: 24/06/2026 Checked By: DOT

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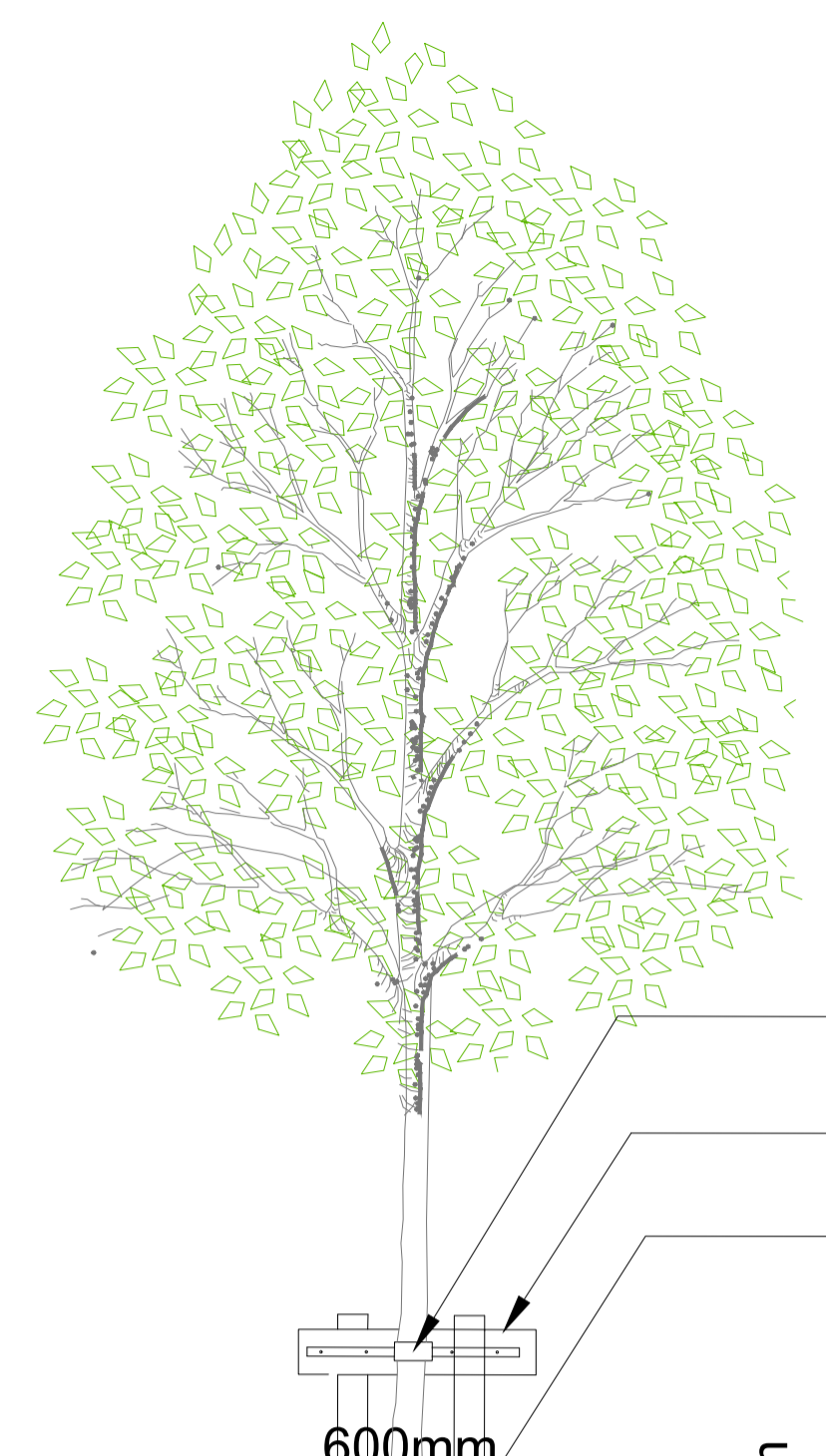
Contact mail@doyle-otroithigh.com +353 (0)1 539 2737



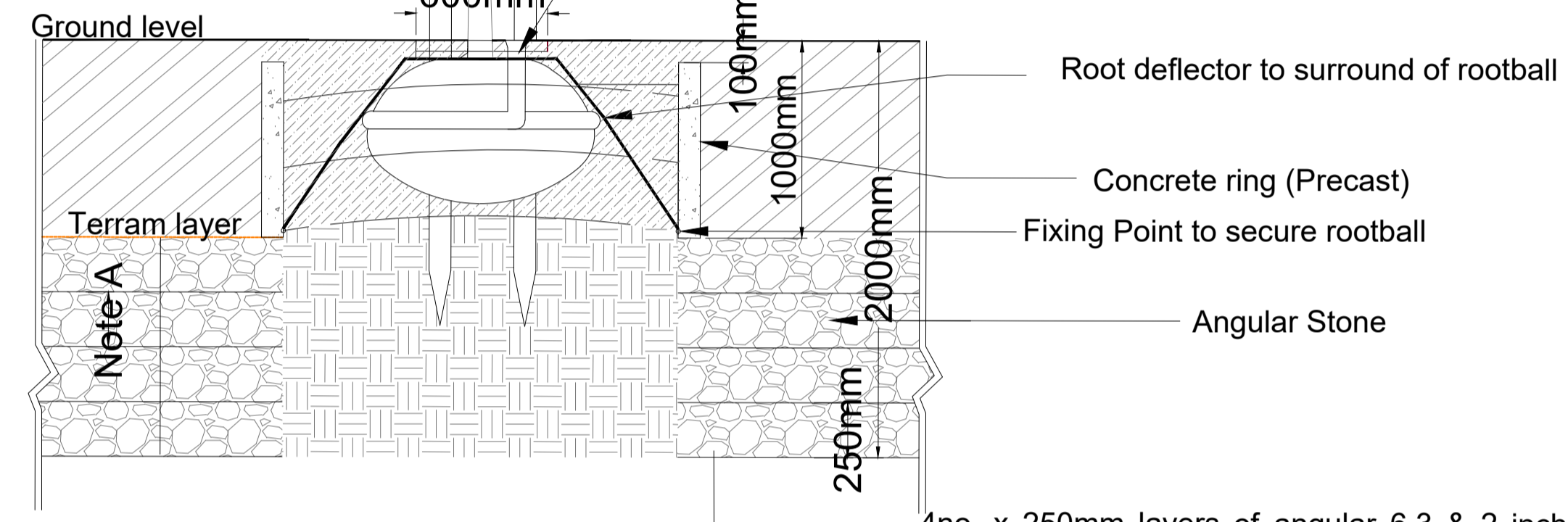
The tree is to be secured to the cross-bar using 1no. rubber felt back block secured with rubber belting tie. Rubber belting tie fixed with 4no. clout nails. Ties are to be secured so as to allow for movement but prevent damage to the trunk. Timber cross-bar sawn pressure treated larch 150x50mm, Rebate stakes to allow for cross-bar. Care to be taken to ensure that soil removed from the pit does not damage existing grass; protection from foot damage is to be provided by the use of boards.

Reroot 2000, root barrier supplied by Greenleaf Ireland or similar, 1500mm depth, 2mm thick. Tree Pits: min 2000 x 2000 x 900mm Backfill material as per notes compacted in 200-300mm layers 150mm depth selected free draining gravel as per specification Pit broken up to minimum depth of 150mm

D 01 Tree Pit Detail
Scale @ 1:25



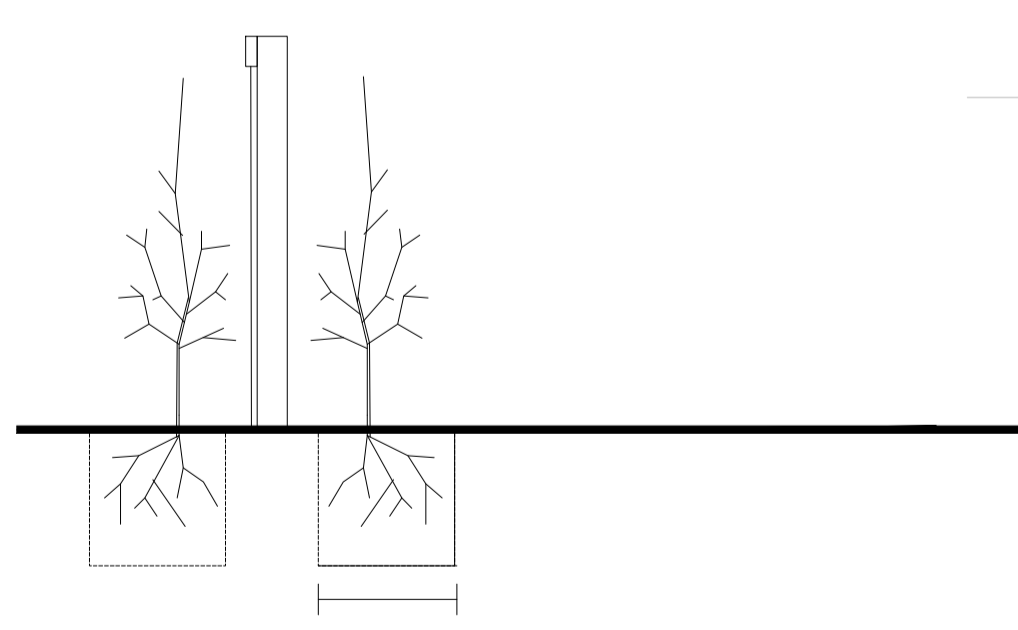
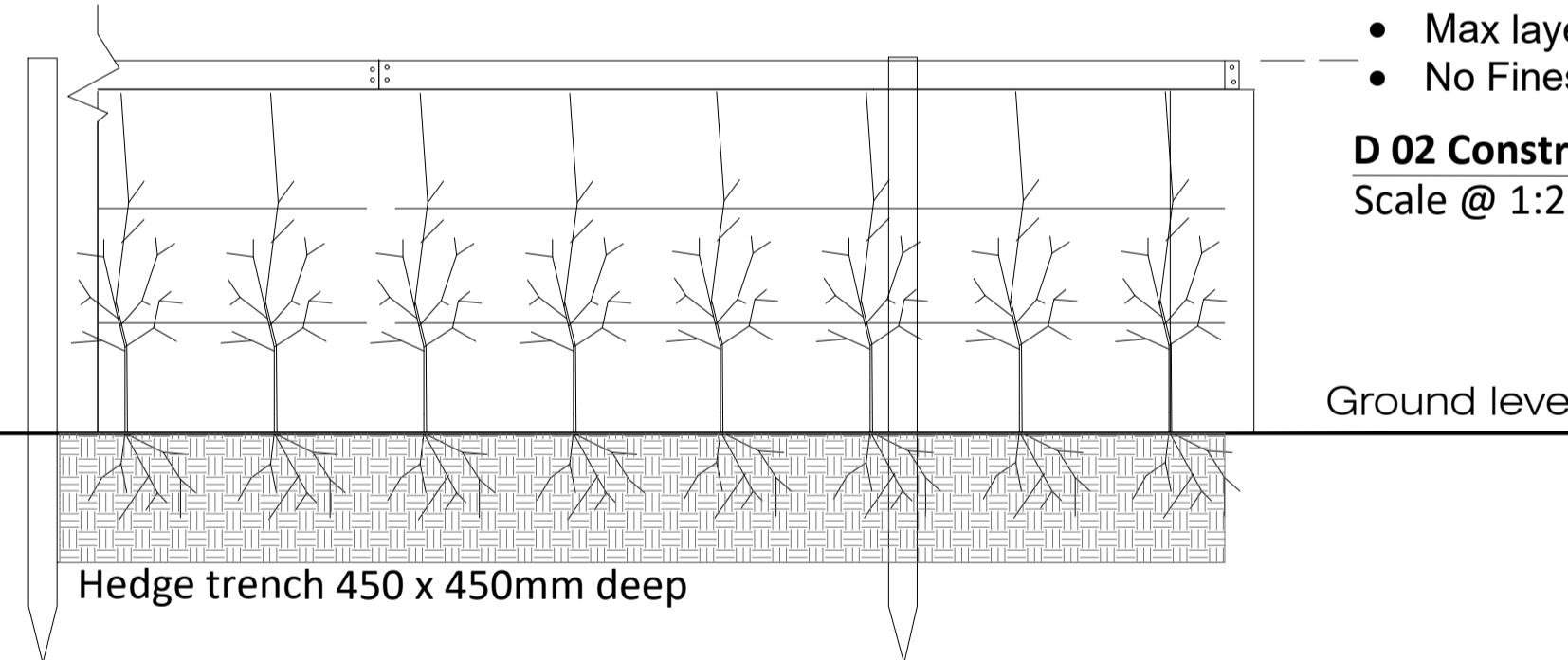
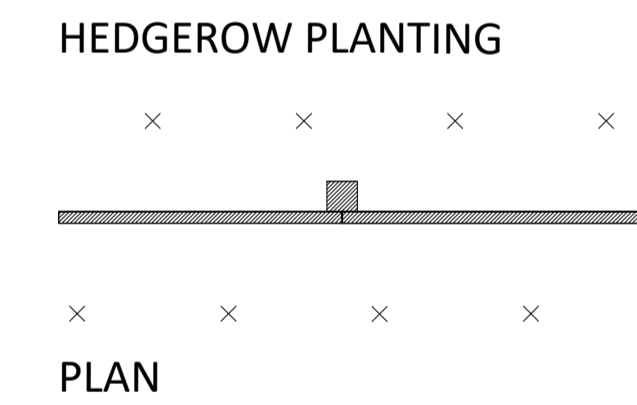
Tree planting as per schedule
The tree is to be secured to the cross-bar using 1no. rubber felt back block secured with rubber belting tie. Rubber belting tie fixed with 4no. clout nails. Ties are to be secured so as to allow for movement but prevent damage to the trunk. Timber cross-bar sawn pressure treated larch 150x50mm, Rebate stakes to allow for cross-bar. RootRain Civic, large capacity irrigation system, powder coated aluminium cap on a retainer chain, supplied by Greenleaf Ireland or similar.



4no. x 250mm layers of angular 6,3 & 2 inch stone with good quality topsoil

- Note A**
- Good Quality topsoil washed into angular stone layers;
 - Max layer depth 250mm, each layer must be packed and compacted;
 - No Fines.

D 02 Constructed Tree Pit Detail
Scale @ 1:25



Note:
1200 mm high sheep netting wire post stapled and fixed to line wires
Sheep netting:
Light grade wire, 1200mm high, 10 no. horizontal wires, 150mm verticals

Note:
Backfill rammed soil or 50% concrete 50% rammed soil if no base plate is used

Straining post 150 mm diam.X 2100 mm set 800mm in ground and strut(s) in direction of strain 1800 mm X 75 mm diam. post notched.

Ground level

1:2:4 concrete surround min 450mm dia. x 700mm

Planting Notes:

- At the time of planting, the soil shall be moist and friable and not frozen, excessively dry, or water-logged.
- The excavated hole shall be of sufficient size to accommodate the spread roots and the stock shall be planted so that after any settlement it is the same depth as it was grown in the nursery. The sides and base of the planting pit shall be broken up before planting.
- The planting hole shall be backfilled around the plant, the soil shall be firmed to ensure that there is good contact between the plant roots and soil substrate.
- Water plants once planted.

Tree Planting Notes

- The tree pit should be excavated to allow adequate clearance between the perimeter of the root-ball and the side of the pit. Minimum dimension 1200 x 1200mm
- The depth of the pit should be a minimum of 750mm and at least 75mm greater than the depth of the root-ball.
- Fork the bottom and sides of the pit to break up the subsoil.
- Mix the dug soil with a slow release fertiliser and an approved soil ameliorant.
- Drive in the stakes vertically on either side of the tree position before planting so that they are a minimum of 300mm below the bottom of the pit and 650mm above ground level.
- The stakes are to be machine rounded sweet chestnut or peeled larch poles, pointed at one end, preserved to resist rot for their intended lifespan, and strong enough to take nails without splitting.
- Plant the tree, ensuring that the original depth is maintained and the soil is carefully firmed back up to the existing ground level. Consolidate the backfill material around the stakes during backfilling.
- Secure the cross bar to the stakes with 2No. galvanised nails per stake. Secure the tree to the rail as described in the notes above.
- Secure tree to crossbar using rubber flat back block and rubber belting tie.
- Protect the tree/whip base from rabbit damage etc. by using a spiral rabbit guard (if specified).
- The stakes and rail are to be removed as soon as the tree is anchored securely by its own roots (at the start of the second growing season after planting).

TREE IRRIGATION/AERATION SYSTEM:
Irrigation/aeration system to be 60mmØ pvc perforated pipe laid within growing medium. Outer ring around bottom third of root ball. Aeration pipe connected to surface with vertical pipe of same specification and tee sections as required. Vertical pipe to be Root rain-Urban aeration and feed pipe supplied by Greenleaf or similar approved. Cap to aeration pipe to be Root rain - Precast in cast aluminium supplied by Greenleaf or similar approved.

AMENITY GRASS SEED INFORMATION
Mixture Breakdown

- 45% Amenity Ryegrass
- 40% Slender Creeping Red Fescue
- 10% Chewings Fescue
- 5% Highland Brown top Bent

Preparation: before sowing the seed, it is important to prepare the soil adequately and create a seed bed. The soil should be dug or forked over to a depth of 15cm removing any stones or weeds. Roughly level out the soil with a rake after digging, and allow settling for a week. Rake the site to remove new weeds and form a fine seed bed creating soil particles the size of biscuit crumbs. Firm the soil down by treading the site evenly then rake level. For best results, sprinkle a pre-seeding fertiliser (following the manufacturer's instructions) over the area and rake into the seed bed.

Sowing the seed - lawn grass seed should be sown on a calm, dry day any time between April and mid October. Shake the box to ensure the seeds are well mixed and sow at 40gms per square metre this will be a reasonable handful. Lower rates will mean your lawn will take longer to establish and may increase weed invasion. Higher rates will increase the chance of new shoots getting diseased. Scatter the seeds evenly moving left to right, top to bottom. Lightly rake the seeded areas working from left to right and then front to back to partially cover the seed to a depth of 0.5cm.

Caring for your seedlings - To deter birds dust-bathing in seed bed, stretch light string tied with lengths of silver foil across the area. Planking will prevent you disturbing the newly sown seeds. The new grass seedlings will appear 14-28 days after sowing depending on the weather. If the weather is dry, water the area daily with a fine rose watering can or sprinkler to keep the seed bed moist. Encourage new shoots: Firm the soil when the grass has reached a height of 2.5cm using the back roller of your mower with the cutter head held high, or alternatively firm with feet.

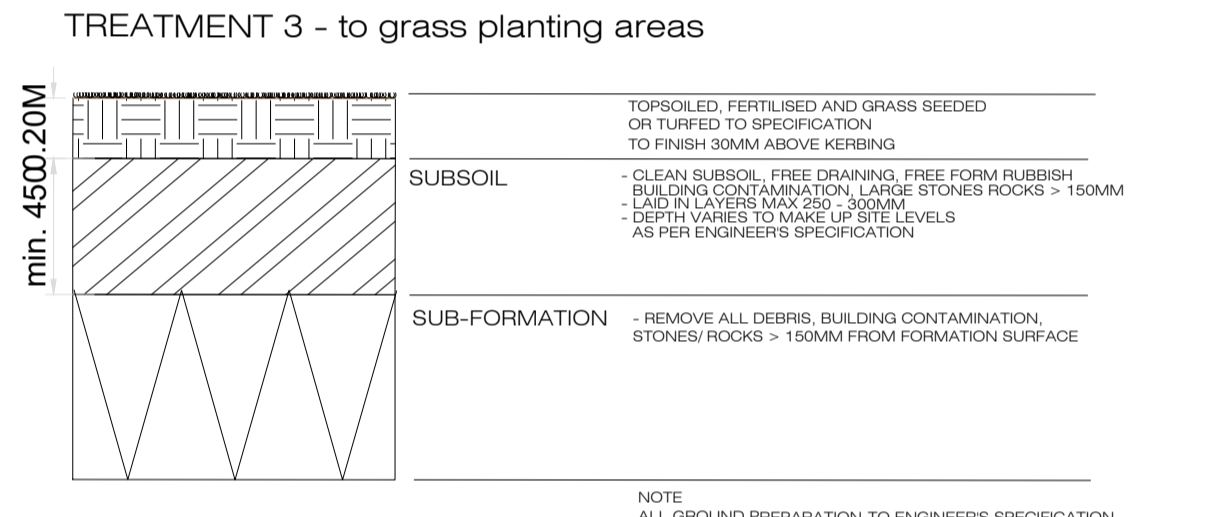
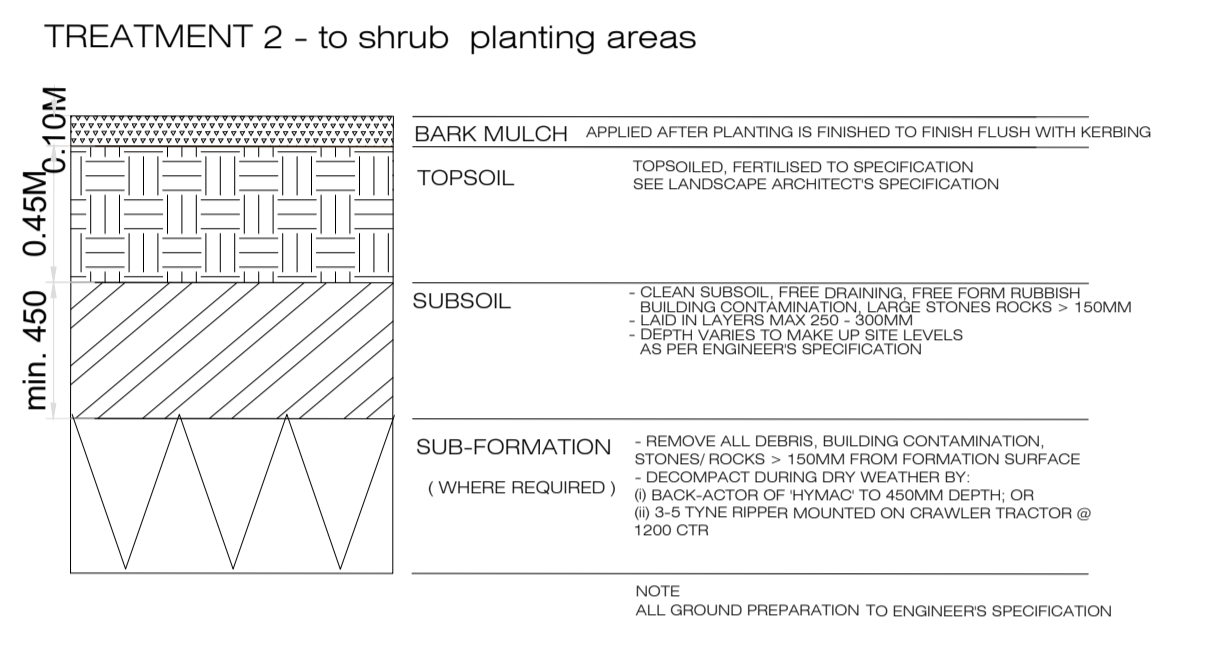
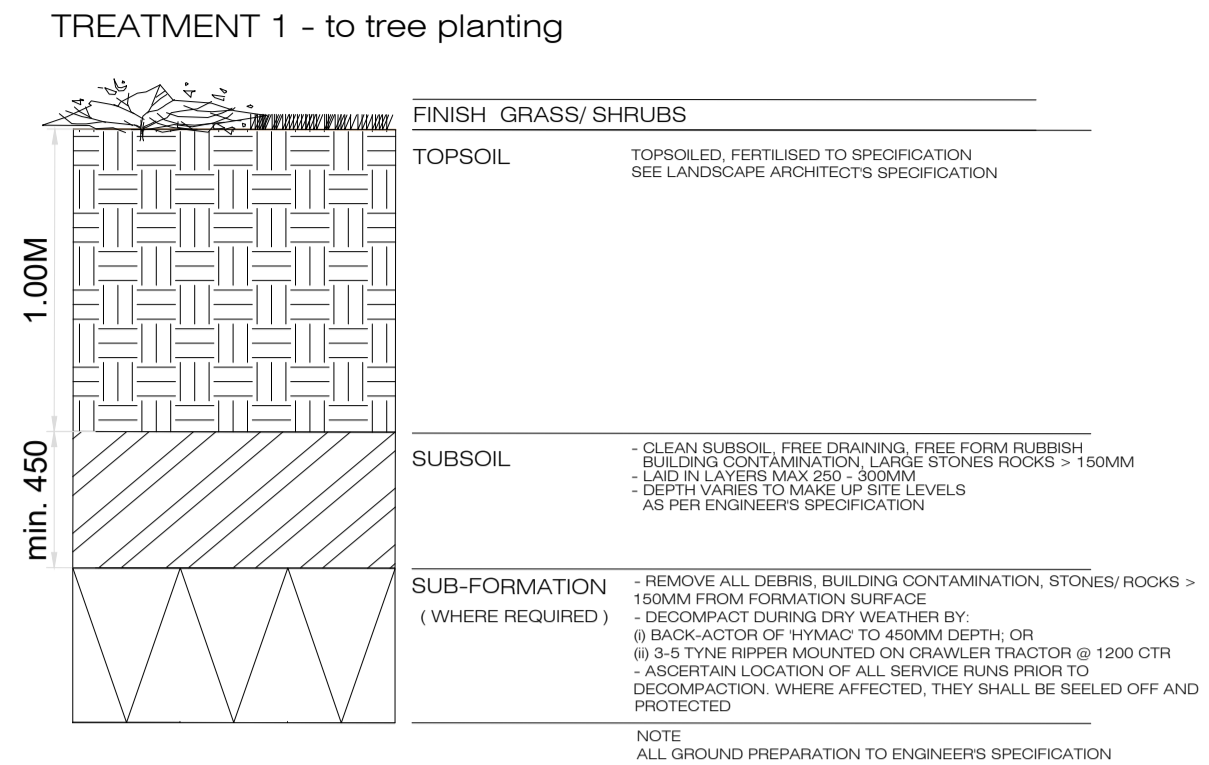
Cutting the lawn: On the first cut, when the lawn is 8cm, set the mower blades height to take off only 1.5. On subsequent cuts, gradually lower the blades until the required height is achieved. The ideal mowing height for Lawn is 2cm.

Lawn care - Mowing - For best results, mow about twice a week until established. Then mow regularly depending on growth and weather conditions. Always remove clippings.

Fertiliser and weed control - once established, apply a Spring/Summer or Autumn/Winter fertiliser. Lawn Feed and Weedkiller, applied after the first six months, will keep the lawn healthy and control the growth of weeds already in your soil.

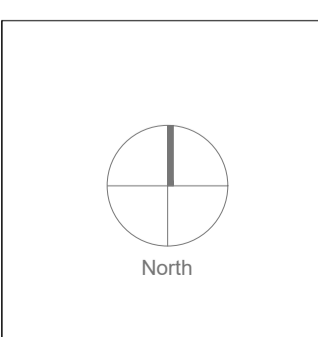
Watering - in dry periods, watering will be required daily.

Scarifying - The use of a spring-time rake or scarifier will negate build-up of thatch and stop lawn becoming matted. Avoid heavy activities on lawn during its first year.



* NOTE: All topsoil to be inspected and approved by Landscape Architect prior to spreading / backfilling
D 03 Topsoil depths to planted areas
Scale @ 1:25

Rev.	Date	Note
00	0000-00-00	00



General Notes

Doyle & O'Troithigh Landscape Architecture

Project Name: Residential Development Blackrock Ave. Drawing Name: Landscape Details

Status: Planning Drawing No: LD-01-PP

Project No: 24-038 Revision No: 00

Scale: 1:25 Drawn By: AD

Date: 24/06/2026 Checked By: DOT

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