

PRUSSIA STREET
Residential

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

LANDSCAPE RATIONALE

September 2026

Business
All-Ireland Pollinator Plan
www.pollinators.ie
supporter

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NOTE: RATIONALE TO BE READ IN CONJUNCTION WITH LANDSCAPE DRAWINGS.
IMAGES AND DIAGRAMS FOR ILLUSTRATIVE PURPOSES ONLY.

0. DEVELOPMENT DESCRIPTION

"We, Randalswood Construction Ltd., intend to apply for permission for development on lands at 23-28 Prussia Street, Dublin 7 (D07 X9X6, D07 FW30 & D07 PAF1), (located at the junction of Prussia Street and St. Joseph's Road, and bounded by No. 29 Prussia Street (Protected Structure) to the north, No. 22 Prussia Street to the south, and TU Dublin, Grangegorman Campus and boundary wall (Protected Structure) to the east).

The development will consist of proposed modifications to the previously permitted Large-scale Residential Development (LRD) (permitted under planning permissions Reg. Ref. LRD6057/24-S3A and amended under Reg. Ref. WEBLRD6103/26-S3), including the provision of 10 no. additional apartment units (110 no. permitted units to now provide a total of 120 no. apartment units i.e. a total of 74 no. 1 beds, 43 no. 2 beds, 2 no. 3 beds, and 1 no. 4 bed) as follows: Modifications to Block C from a total of 53 no. permitted apartments comprising of 34 no. 1 beds and 19 no. 2 beds, in a permitted building ranging from 7-8 storeys in height, to now provide two additional storeys to this block, to provide for a total of 63 no. apartments comprising of 40 no. 1-beds and 23 no. 2-beds, with modifications to the unit mix of the permitted seventh floor, in a building now ranging from 7-10 storeys in height, and all apartments provided with private balconies/ terraces to south, east and west elevations; 16 no. additional cycle parking spaces to now provide a total of 240 no. cycle parking spaces on site including spaces at undercroft, surface and on Prussia Street, and all associated site works necessary to facilitate the development"

1.1 SITE CONTEXT - Location and Green Infrastructure

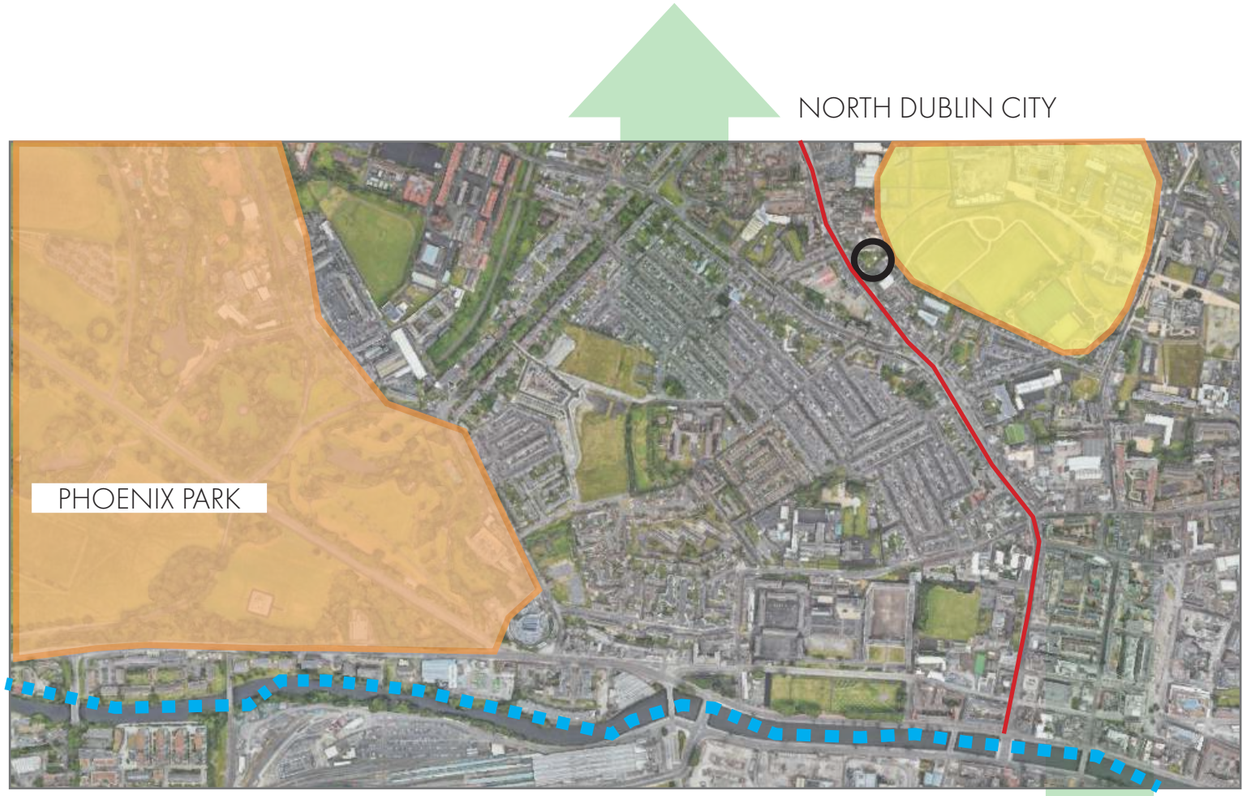
SITE CONTEXT & LOCATION:

The proposed development site is located in Dublin City between Stoneybatter and Phibsborough.

The site is located on Prussia Street, close to its junction with St Joseph's Road and inmediately adjoining the southwestern boundary of the TU Dublin Grangegorman Campus.

The permitted development includes a new public gateway and pedestrian connection between Prussia Street and the TU Dublin Grangegorman Campus.

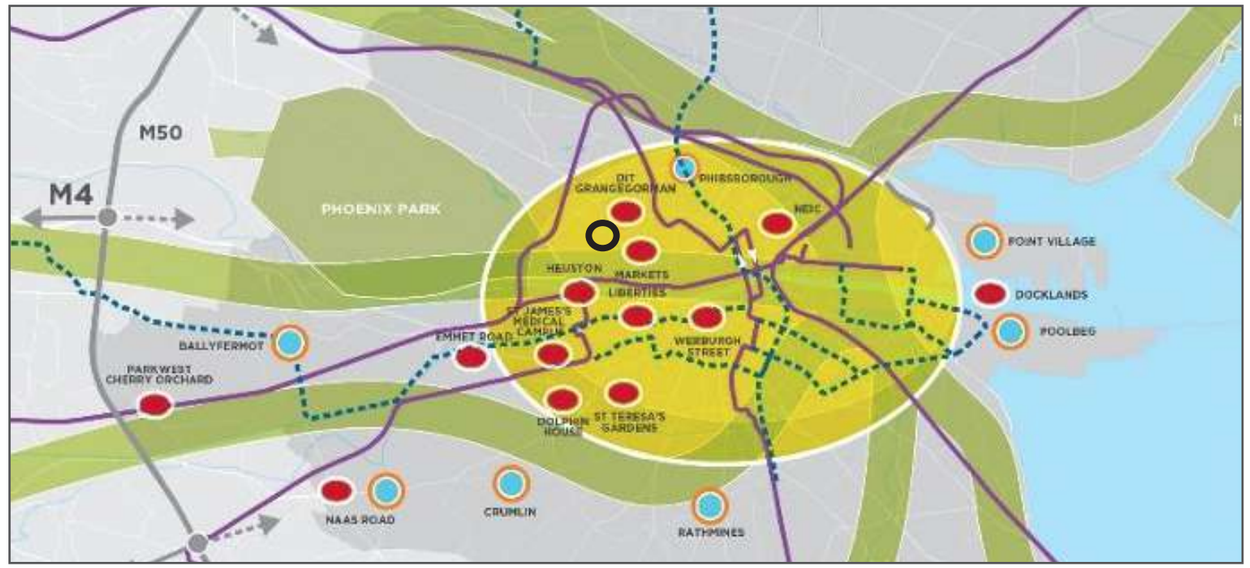
- Site Location
- Phoenix Park
- TUD Grangegorman Campus
- River Liffey
- Navan Road



EXISTING GREEN INFRASTRUCTURE:

The development exists within the centre of two existing green infrastructure corridors on a broader scale. While the site is not located directly inside these corridors, it is connected to them by an existing hedge and vegetation network on a smaller scale.

Similarly,the site is connected to the Phoenix Park located in close proximity to the site, through this existing hedge and vegetation network.



2.1 LANDSCAPE PROPOSAL - Context Within Dublin City

DUBLIN CITY

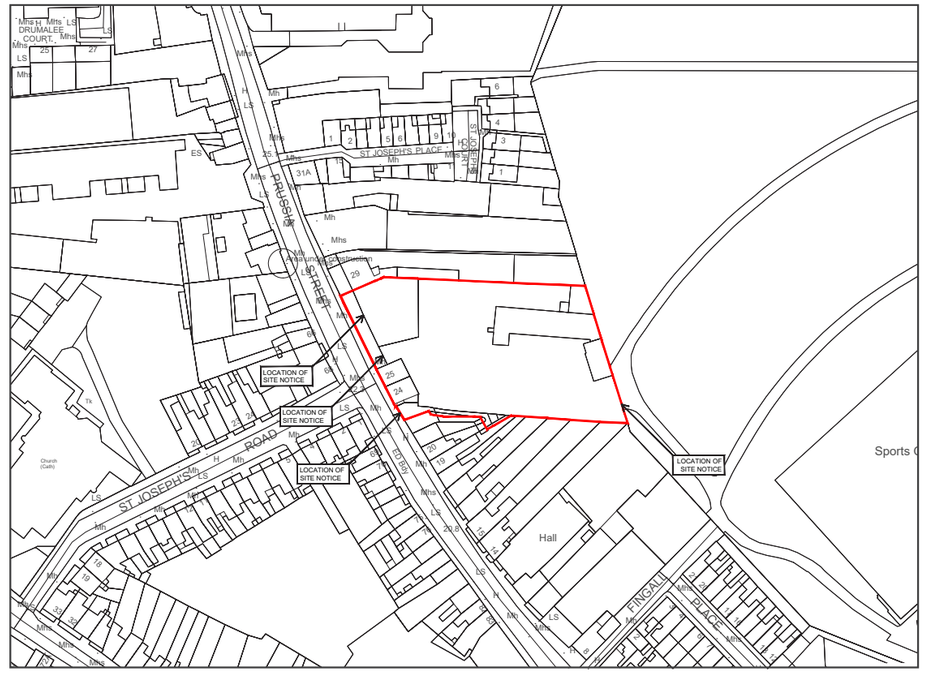


2.1 LANDSCAPE PROPOSAL - Site Context

SITE LAYOUT



SITE LOCATION



2.2 LANDSCAPE PROPOSAL - Landscape Masterplan



LANDSCAPE TREATMENTS

SOFT LANDSCAPE TREATMENTS

PROPOSED TREE PLANTING
See planting list.

PROPOSED HEDGE PLANTING 1
Ilex aquilifolium - 100cm

PROPOSED HEDGE PLANTING 2
Prunus lusitanica - 100cm

PROPOSED SHRUB / GROUNDCOVER PLANTING
See planting list.

PROPOSED AMENITY GRASS

PROPOSED MEADOW PLANTING

PROPOSED RAIN GARDEN

BOUNDARY TREATMENTS

SITE BOUNDARY

PROPOSED BOUNDARY TREATMENT 1
1200MM VERTICAL BAR RAILING - TO ARCHITECT'S SPEC

PROPOSED BOUNDARY TREATMENT 2
BOUNDARY WALL OR SIMILAR
APPROVED TO ARCHITECT'S SPEC -

PROPOSED BOUNDARY TREATMENT 3
2.4m REFUSE VEHICLE GATE

PROPOSED BOUNDARY TREATMENT 4
1800mm SCREEN BETWEEN APARTMENTS
- TO ARCHITECT'S SPEC

PROPOSED BOUNDARY TREATMENT 5
1800mm METAL RAILING - TO ARCHITECT'S SPEC

PROPOSED BOUNDARY TREATMENT 6
KNEE HIGH METAL RAILING - TO ARCHITECT'S SPEC

HARD LANDSCAPE TREATMENTS

SURFACE TREATMENT - 1
Recon Granite - Silver
160x160x60mm,160x120x60mm (or 3 size mix)
or similar approved

SURFACE TREATMENT - 1A
Recon Granite - Silver
160x160x80mm,160x120x80mm (or 3 size mix)
or similar approved

SURFACE TREATMENT - PLAZA - 2
Natural Stone Paving - Kilkenny Blue Limestone
360 X 120 mm X 80mm.
or similar approved

SURFACE TREATMENT - 3
Recon Granite - Charcoal
160x160x60mm,160x120x60mm (or 3 size mix)
or similar approved

SURFACE TREATMENT - PLAZA - 4
Natural Stone Paving - Amarelo Figueria
480 X 120 mm X 80mm.
or similar approved

SURFACE TREATMENT - 5
Concrete Surface
or similar approved

SURFACE TREATMENT - 6
FLORENTO PAVING -
600 X 400 X 50mm
or similar approved

SURFACE TREATMENT - 7
Hoggin/ Gravel Surface - Bike Parking
or similar approved

Dropped Kerb

RAISED KERB

NATURAL PLAY ITEMS

BICYCLE PARKING

OUTDOOR FURNITURE

BENCH
Omos or similar approved

Tactile Paving
400x400x50mm Buff colour Blister
Type A Tactile Paving.

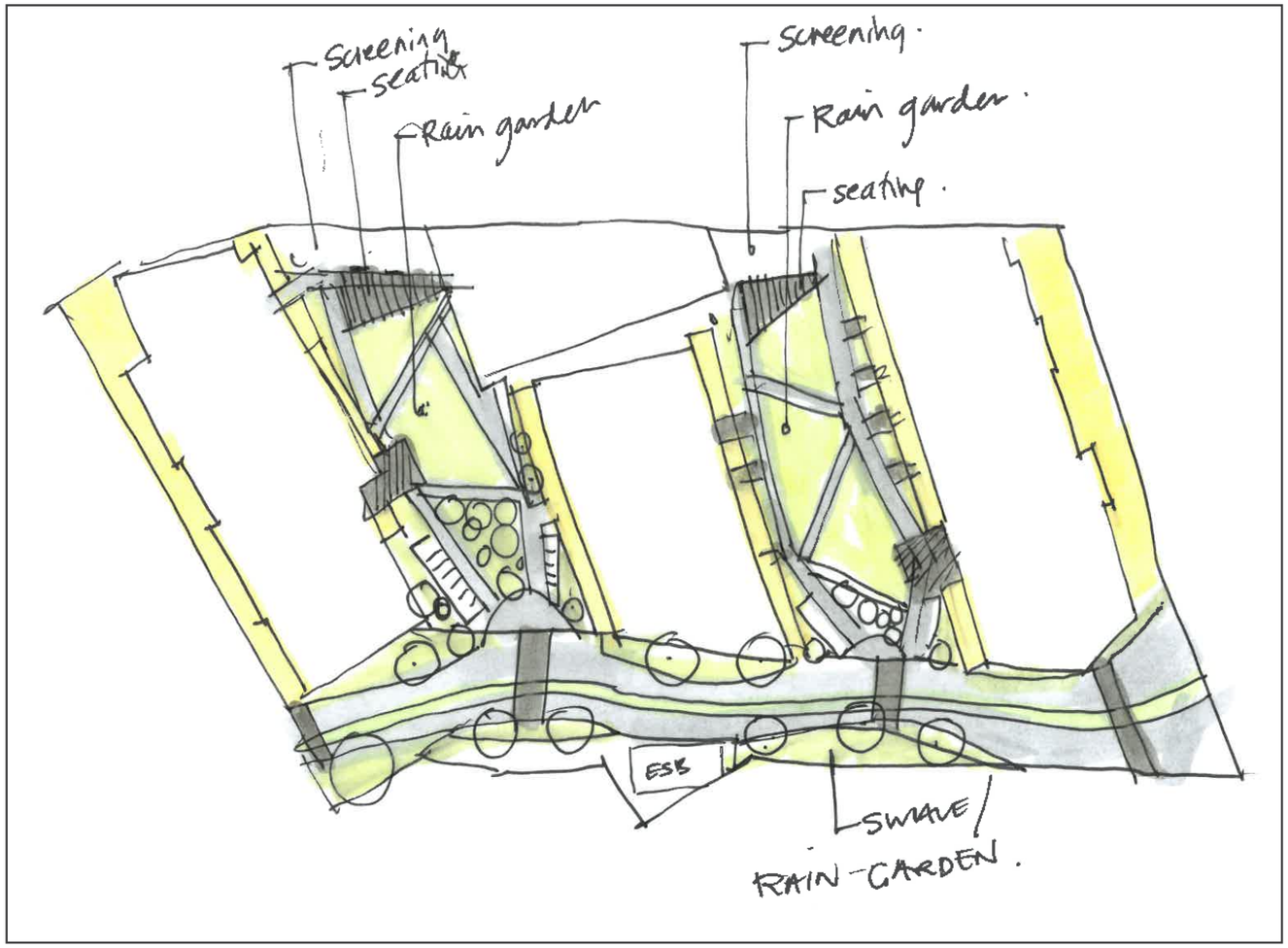
Bat Box

2.3 LANDSCAPE PROPOSAL - Design Development

This Landscape Design Rationale has been prepared to accompany an application for amendments to the previously permitted Large-scale Residential Development at Nos. 23–28 Prussia Street, Dublin 7. The development was permitted under Reg. Ref. LRD6057/24-S3A and subsequently amended under Reg. Ref. WEBLRD6103/26-S3.

The current amendment application relates principally to the provision of two additional storeys to Block C, 10 no. additional apartments, modifications to the permitted seventh floor and the associated increase in cycle parking provision. The established landscape strategy and principal open space areas remain substantially unchanged.

Initial Design



Sketch Idea



Sketch Idea



2.4 LANDSCAPE PROPOSAL - Landscape Design Objectives

The landscape plan presents a design that is focused on providing a sympathetic environment to the existing surrounding landscape. The site is located less than 1km away from both Stoneybatter and Grangegorman. These townscapes are busy in terms of daily activity and also economic/ urban development. It is essential that this project and associated developments support and improve on the Green Infrastructure networks and the landscape tonality of the surrounding environment.

Pedestrian priority is a key design objective of the proposed development. Internally, the development will use flush levels and a variety of different path networks to incentivise pedestrian permeability. Externally, the Grangegorman access road is to be traffic calmed and shared by pedestrians.



Rain gardens and permeable paving work together to address SUDS across the site. There is an emphasis on native planting throughout the planting scheme that work to enhance the biodiversity and green infrastructure across the proposed site. The existing vegetation on site is of low quality and will be removed and replaced with more suitable species. New tree planting around the landscape plan will greatly increase the tree cover around the development.

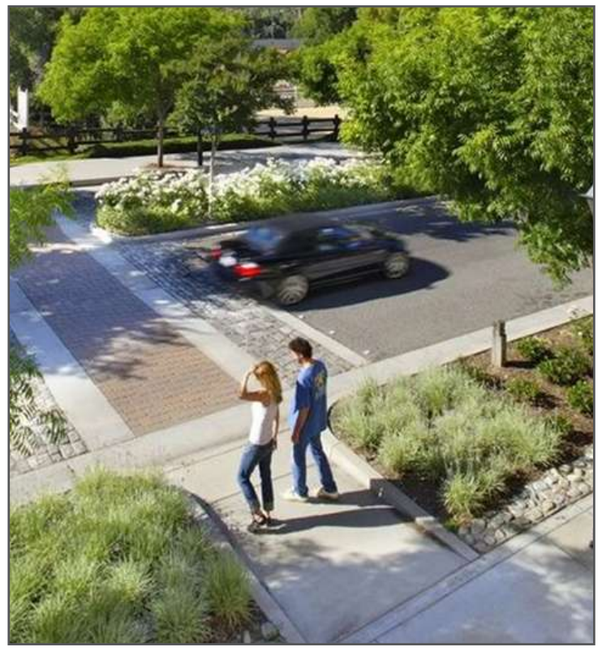
2.5 LANDSCAPE PROPOSAL - Landscape Moodboard













2.6 LANDSCAPE PROPOSAL - Design Principles

The proposed landscape design seeks to use natural materials, soils and pollinator-friendly planting in a manner that supports a high-density, low-impact urban development and enhances the existing landscape habitat.

The landscape design shall be a collaborative approach with the design team to provide a sustainable landscape that shall provide. The sustainable nature of the design requires it to be used by both nature and people, with

- Connectivity – a well-connected green space network that can serve both humans – amenity and nature – biodiversity. Theses shall link to the external landscape wherever possible.

- Multi-functionality - Provision of a number of ecosystems within the development, combined between human and natural needs. Liaise with the Arborist and ecologist.

- Integration – interactions and links between grey and green infrastructure, Suds interventions. Liaise with the consulting Engineers on drainage.

- Diversity – Enhancing the different structures that are in place – managed/artificial or natural and combine them as a sustainable landscape design. (Large or small)

- Applicability – Considers if the proposals are realistic, this shall be developed by the design team . I,e if the solutions to sustainable issues are adaptable to the site or not.

- Continuity – Sustainable, the landscape proposals may be realistic and usable into the future. A level of monitoring and periodic evaluation may be required. This would be seen in terms of maintenance and management.



It is proposed to provide a landscape design that is a total design combining all elements, roads, green spaces and accommodation into one total. A combination of all elements, amenity, suds, living and connectivity to create a unique environment in which people and nature will thrive.

The current application relates to amendments to the previously permitted development. The established landscape strategy remains substantially unchanged, with the principal landscape-related modification comprising the updated cycle parking provision required to accommodate the additional residential units.

3.1 LANDSCAPE STRATEGY - Open Space Hierarchy

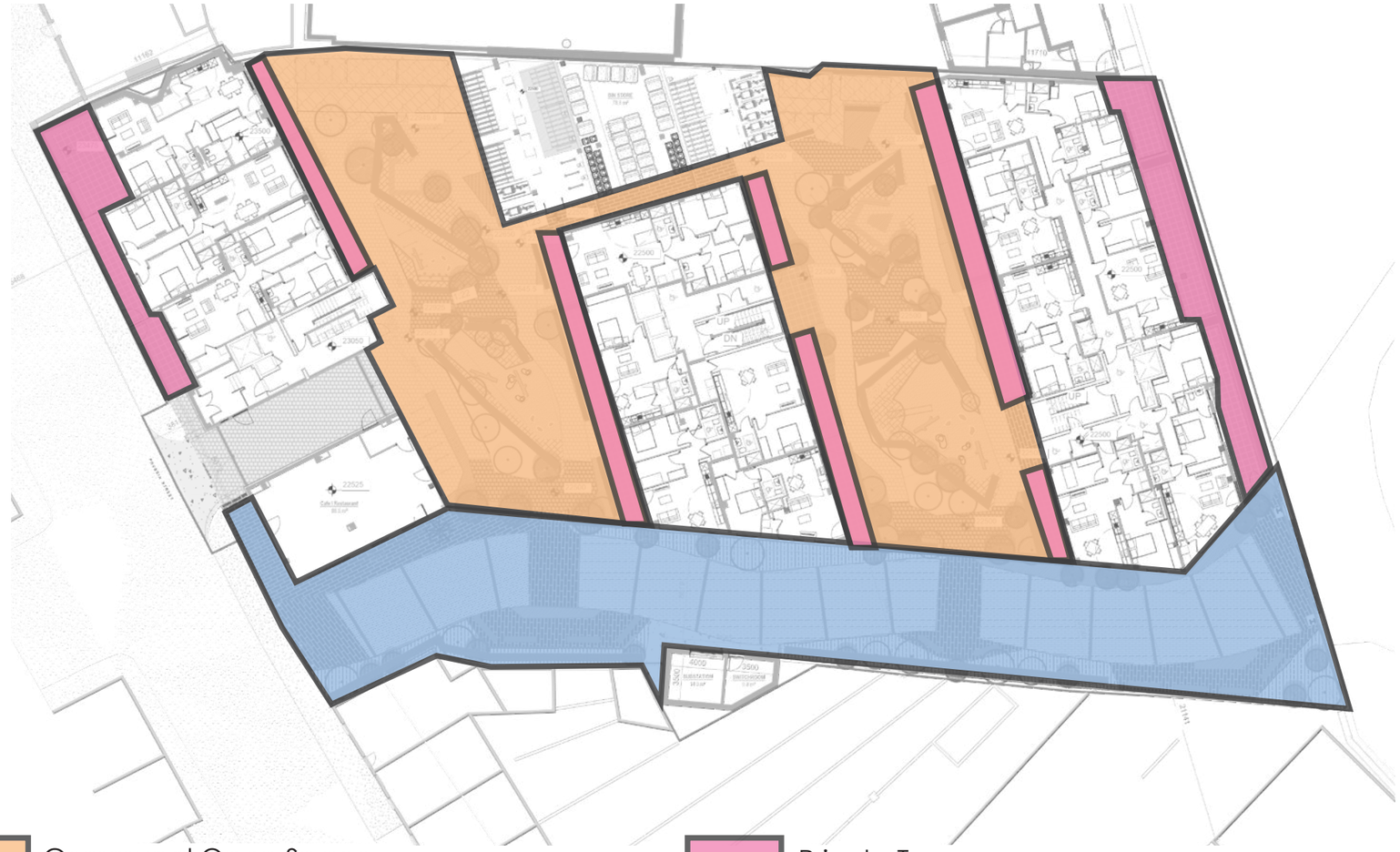
The proposed landscape seeks to provide ;

- Adequate Public Open Space and Green Infrastructure;
- Interactive Public Space Amenities;
- Communal Open Space for Residents;
- High-quality material choices and finishes.

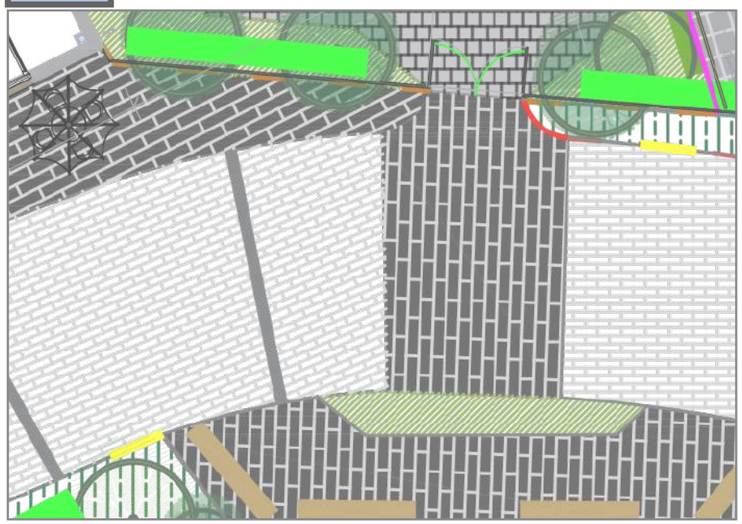
Public Open Space - Public Seating Areas with design planting, outdoor furniture for Cafe.

Communal Open Space - seating space, visual amenity, sensory planting, playground spaces with natural Play Items

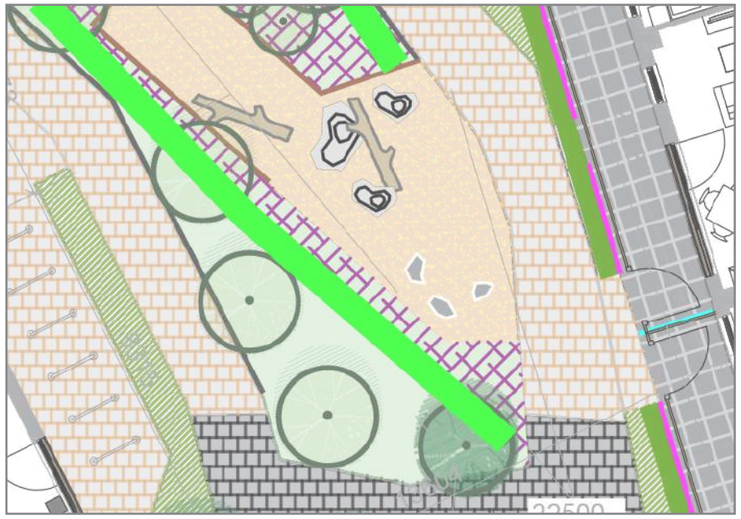
Private Gardens



Public Open Space



Communal Open Space



Private Terrace



3.1.1 LANDSCAPE STRATEGY - Open Space Provision and DCC Parks Consultation

CONSULTATION WITH DUBLIN CITY COUNCIL PARKS

A meeting was held with representatives of Dublin City Council Parks on 10 September 2026 to discuss the landscape proposals and the provision of public and communal open space associated with the proposed amendments.

The calculations and open space areas presented below reflect the matters discussed during this meeting.

COMMUNAL OPEN SPACE

Based on the revised development comprising a total of 120 no. apartments, the minimum Communal Open Space requirement is approximately 664 sq.m. The development provides approximately 912 sq.m of Communal Open Space within the landscaped communal courtyards. This exceeds the minimum requirement by approximately 248 sq.m, equivalent to approximately 37% above the required provision.

OPEN SPACE PROVISION	REQUIRED	PROVIDED
COMMUNAL OPEN SPACE seating space, visual amenity, sensory planting, playground spaces with natural Play Items	664M2	912M2
PERCENTAGE OF SITE AREA Development Site Area 3800M2	17.5%	24%

PUBLIC OPEN SPACE

In accordance with Section 15.8.6 of the Dublin City Development Plan 2022–2028, residential developments are required to provide a minimum of 10% of the overall site area as Public Open Space.

Based on an overall site area of approximately 3,800 sq.m, the minimum Public Open Space requirement is approximately 380 sq.m. The development provides approximately 810 sq.m of publicly accessible open space, equivalent to approximately 21.3% of the overall site area.

The proposed Public Open Space provision therefore exceeds the minimum quantitative requirement by approximately 430 sq.m. These areas contribute to the public realm through accessible pedestrian connections, seating, planting and the landscaped gateway between Prussia Street and the TU Dublin Grangegorman Campus.

OPEN SPACE PROVISION	REQUIRED	PROVIDED
PUBLIC OPEN SPACE public seating areas with designed planting and outdoor furniture associated with the café.	380M2	810M2
PERCENTAGE OF SITE AREA Development Site Area 3800M2	10%	21%

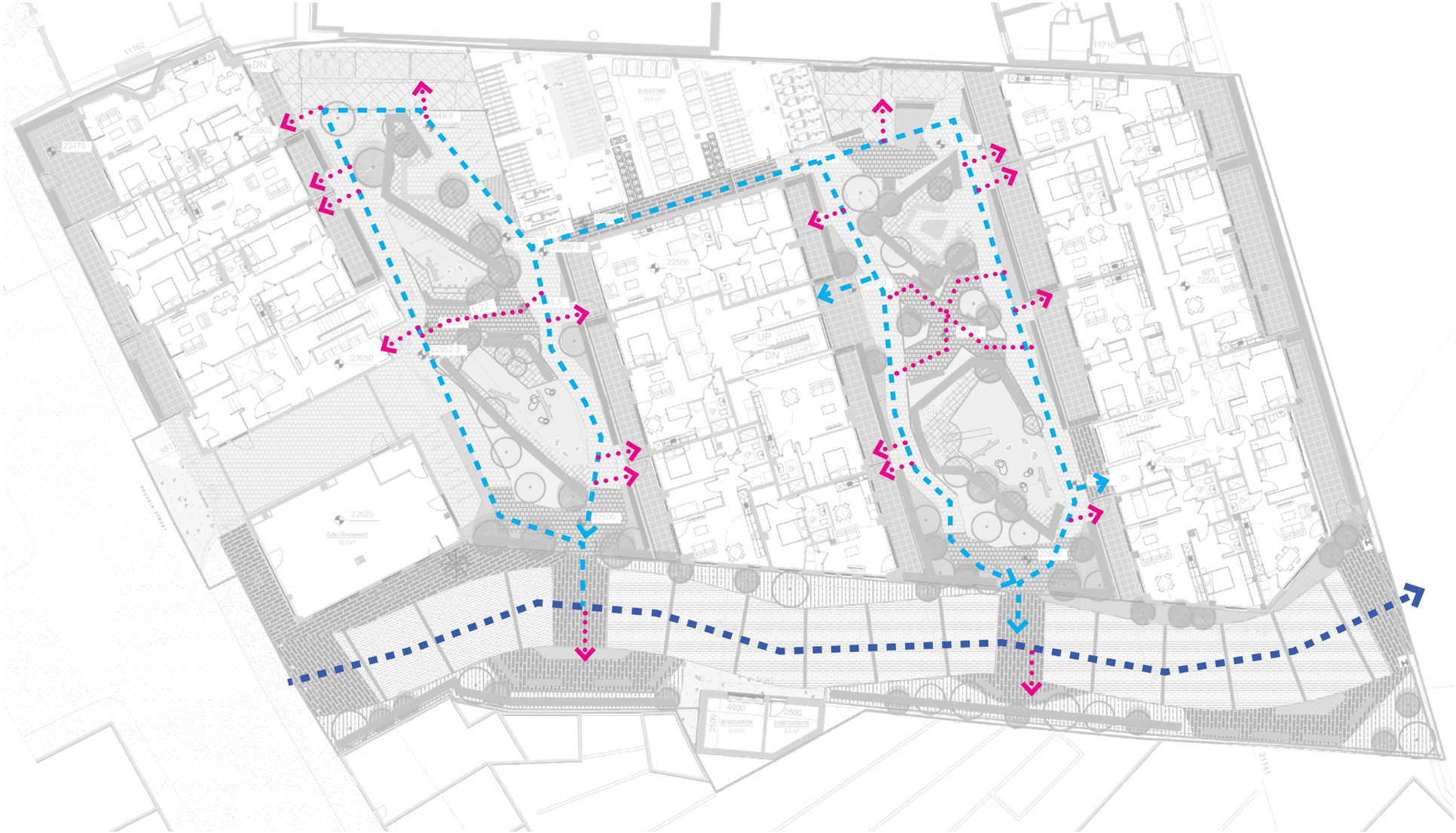
CONCLUSION

The proposed development provides both Public Open Space and Communal Open Space in excess of the applicable minimum quantitative requirements. The established open space hierarchy and overall landscape structure remain substantially unchanged as part of the current amendment application.

3.2 LANDSCAPE STRATEGY - Connectivity

A key objective of the scheme is to promote pedestrian permeability by including a variety of secondary routes around the central courtyards, with seating spaces and playground features providing incentive to use and move around the space.

The main access road to Grangegorman Campus will be used heavily by students, this road will be 80mm thick paving to accommodate delivery vehicles, fire tender.



Shared Surface Pedestrian Route (Access to TUD Grangegorman Campus)

Primary Pedestrian Route

Secondary Pedestrian Route

3.3 LANDSCAPE STRATEGY - Boundary Treatment Plan



BOUNDARY TREATMENTS

SITE BOUNDARY

PROPOSED BOUNDARY TREATMENT 1
1200MM VERTICAL BAR RAILING - TO ARCHITECT'S SPEC

PROPOSED BOUNDARY TREATMENT 2
BOUNDARY WALL OR SIMILAR APPROVED TO ARCHITECT'S SPEC -

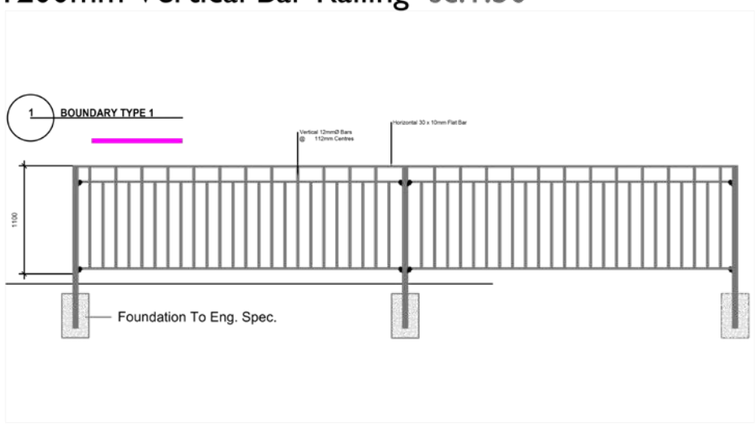
PROPOSED BOUNDARY TREATMENT 3
2.4m REFUSE VEHICLE GATE

PROPOSED BOUNDARY TREATMENT 4
1800mm SCREEN BETWEEN APARTMENTS - TO ARCHITECT'S SPEC

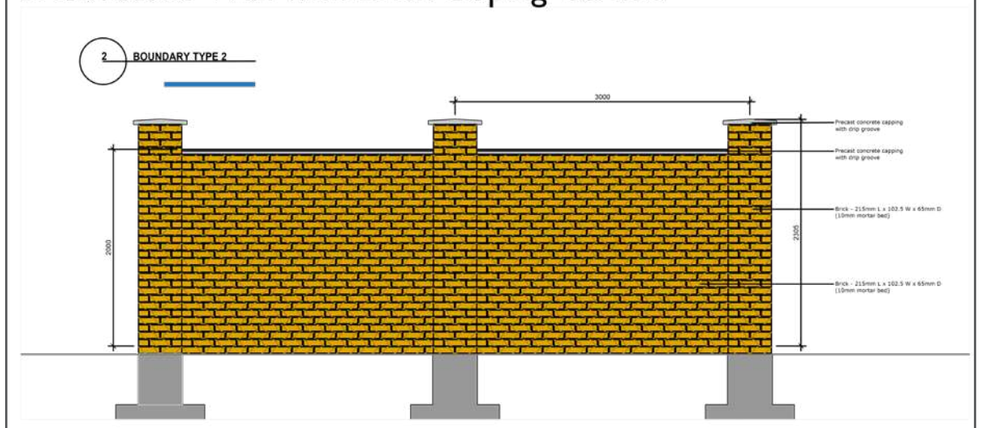
PROPOSED BOUNDARY TREATMENT 5
1800mm METAL RAILING - TO ARCHITECT'S SPEC

PROPOSED BOUNDARY TREATMENT 6
KNEE HIGH METAL RAILING - TO ARCHITECT'S SPEC

1200mm Vertical Bar Railing sc.1:50

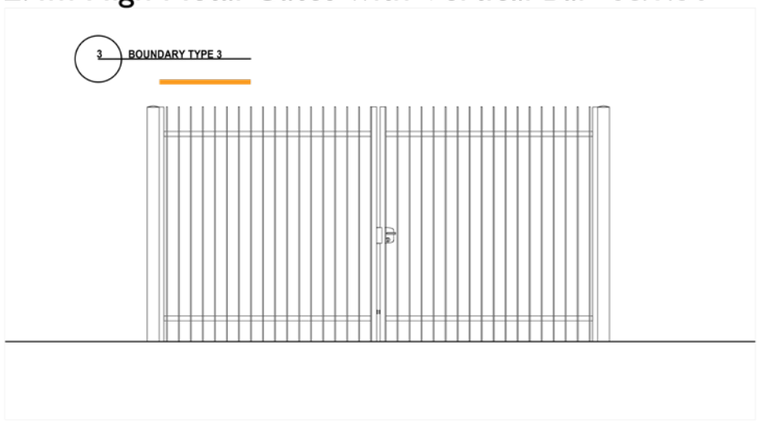


Brick /Stone Wall with Brick Coping sc.1:50

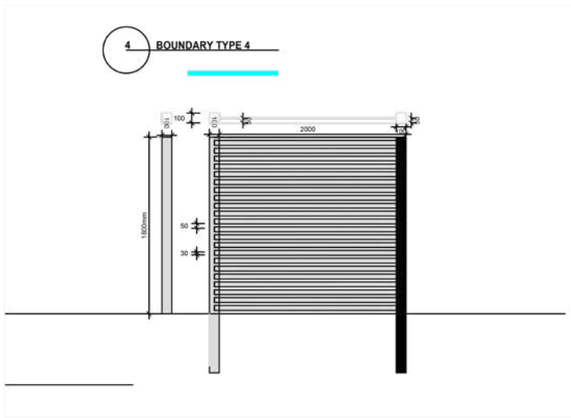


3.3 LANDSCAPE STRATEGY - Boundary Treatment Plan

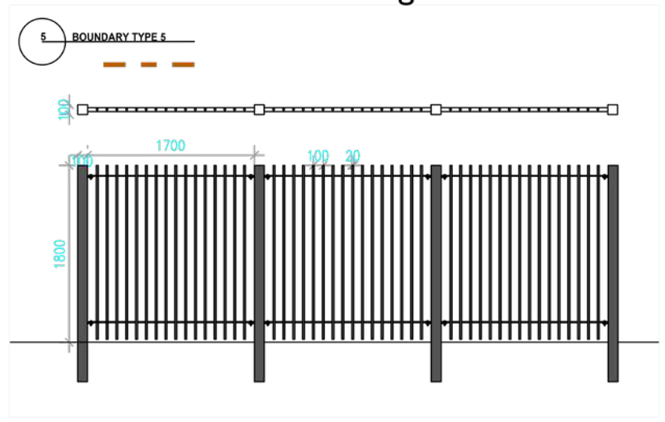
2.4m High Metal Gates with Vertical Bar sc.1:50



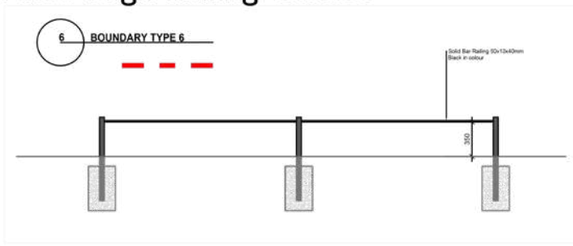
1800mm Screen sc.1:50

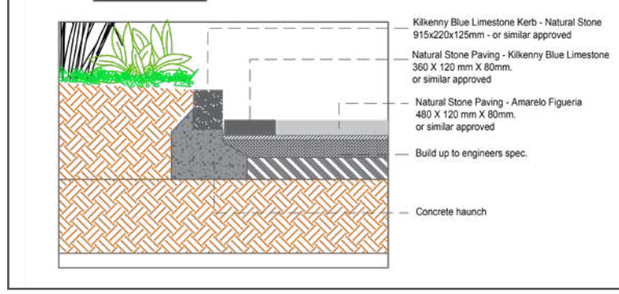


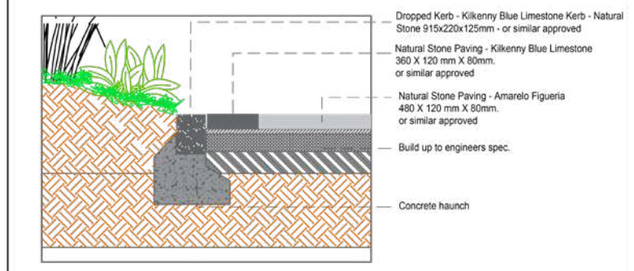
1800mm Vertical Bar Railing sc.1:50



Knee High Railing sc.1:50





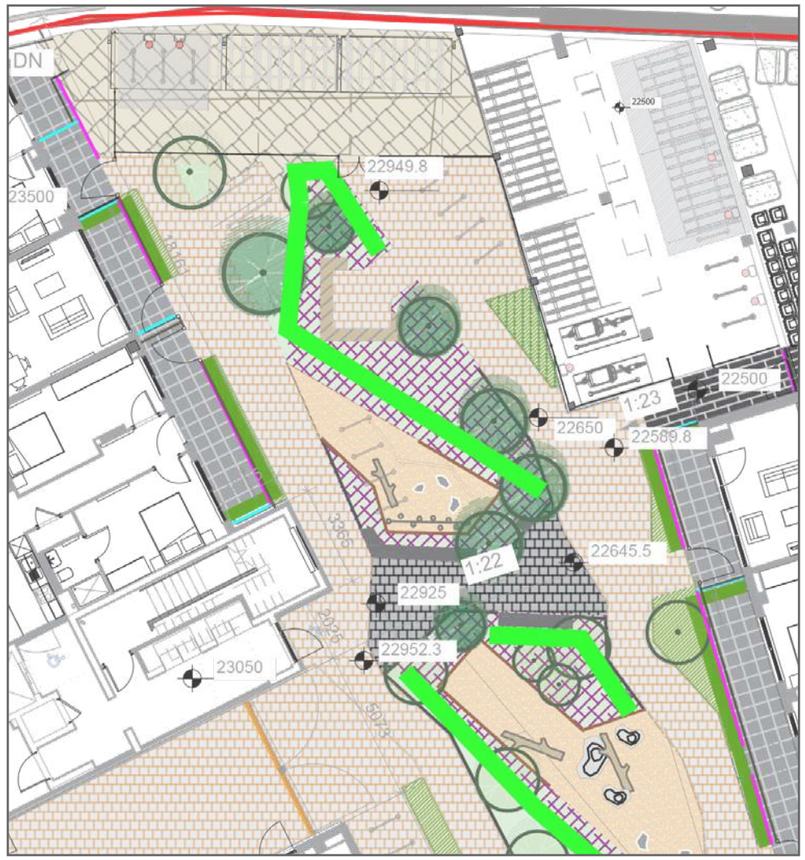


4.1 MATERIALITY - Central Courtyard







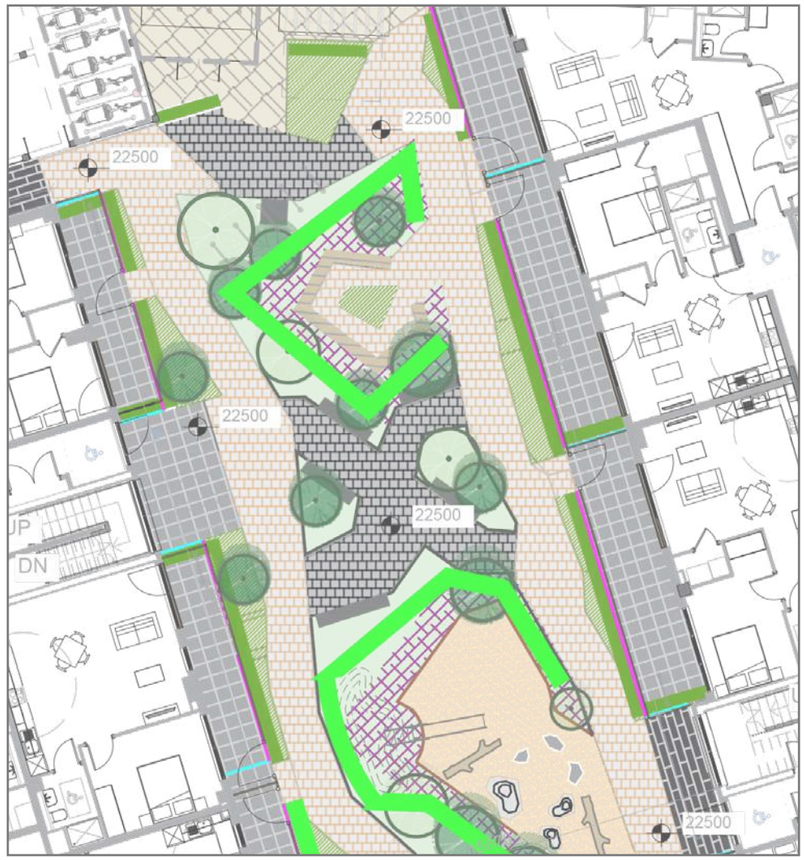


4.1 MATERIALITY - Central Courtyard









4.2 MATERIALITY - Planting Palette





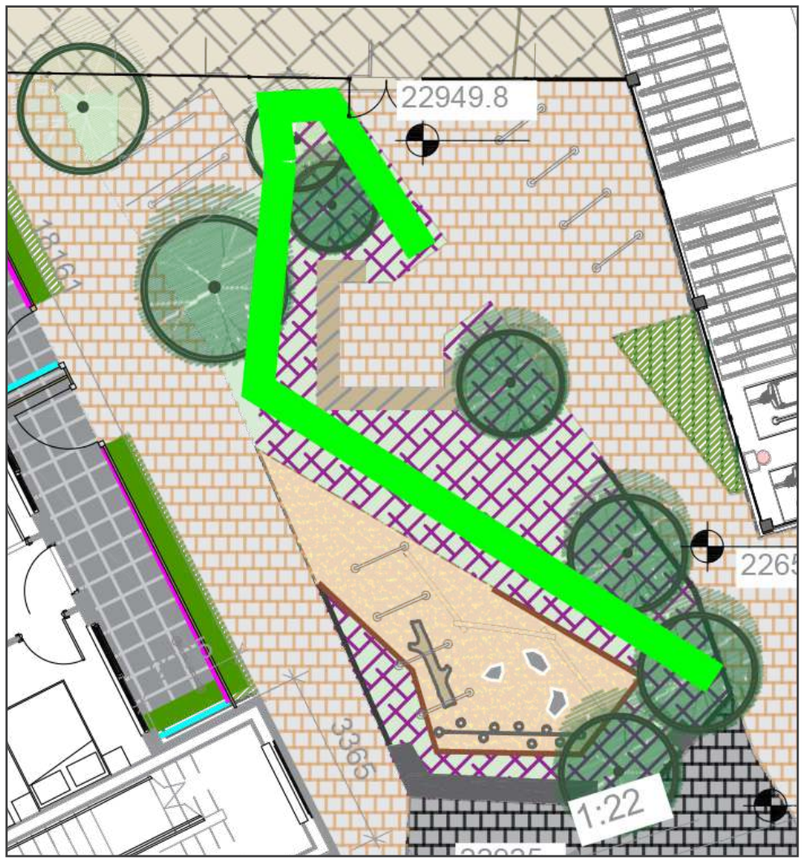














4.3 MATERIALITY - Paving

HARD LANDSCAPE TREATMENTS

SURFACE TREATMENT - 1
Recon Granite - Silver
160x160x60mm,160x120x60mm (or 3 size mix)
or similar approved

SURFACE TREATMENT - 1A
Recon Granite - Silver
160x160x80mm,160x120x80mm (or 3 size mix)
or similar approved

SURFACE TREATMENT - PLAZA - 2
Natural Stone Paving - Kilkenny Blue Limestone
360 X 120 mm X 80mm.
or similar approved

SURFACE TREATMENT - 3
Recon Granite - Charcoal
160x160x60mm,160x120x60mm (or 3 size mix)
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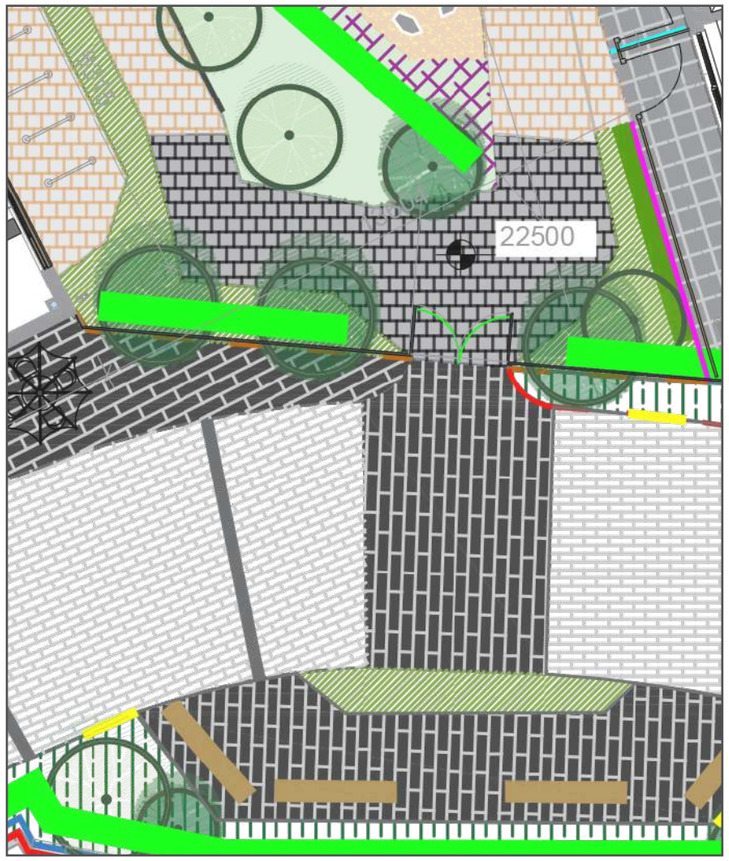
SURFACE TREATMENT - PLAZA - 4
Natural Stone Paving - Amarelo Figueria
480 X 120 mm X 80mm.
or similar approved

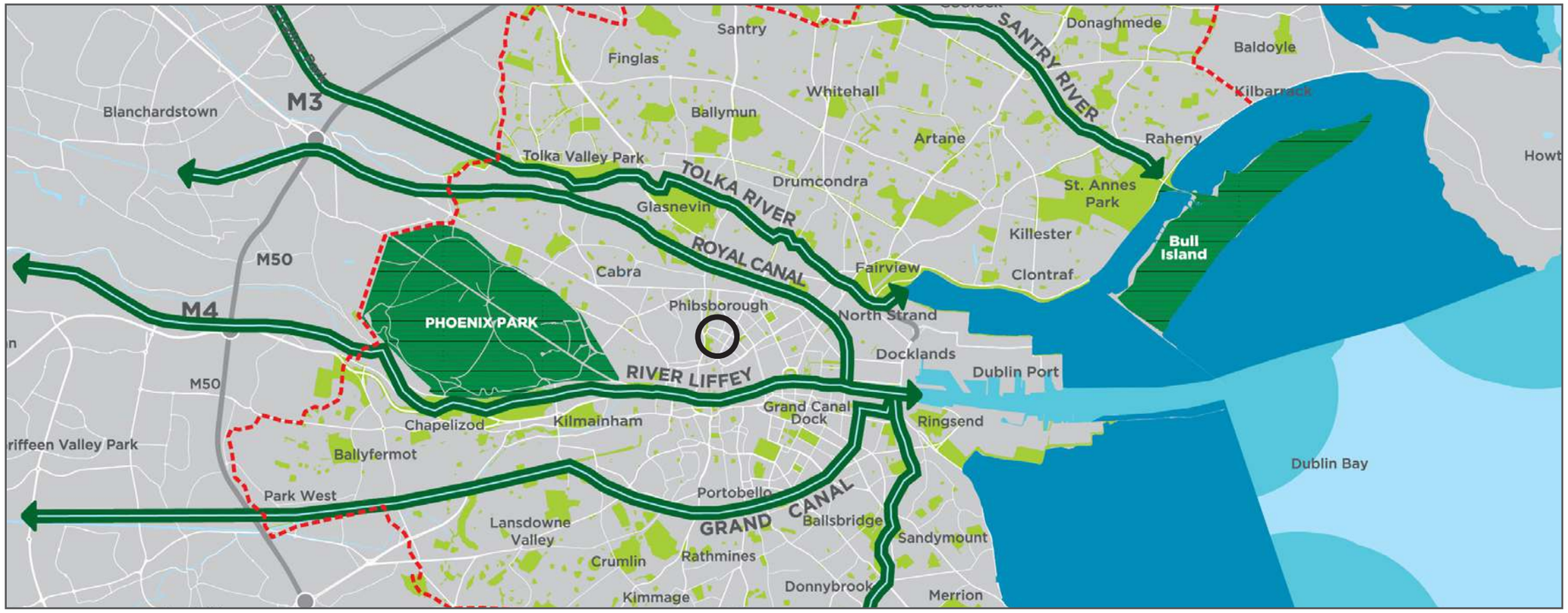








5.1 GI STRATEGY - Methodology



Core Green Areas

- Dublin City Council Boundary
- Terrestrial Core Area
- Blue / Green Corridors
- Dublin Bay SAC's / SPA's

Hub Areas

- Dublin Bay Biosphere buffer
- M50 Motorway
- Parks, Public Open Space & Graveyards

○ - Approx. Site

The proposed landscape design seeks to use native landscape materials in a **high development low impact way**, ie. the use of natural materials, soil rocks and planting (pollinator) to achieve a sustainable landscape that will increase the range of species and or improve the existing landscape habitat on site.

The landscape design shall be a collaborative approach with the design team to provide a sustainable landscape that shall provide. The sustainable nature of the design requires it to be used by both nature and people, with

- **Connectivity** – a well-connected green space network that can serve both humans – amenity and nature – biodiversity. Theses shall link to the external landscape wherever possible.
- **Multifunctionality** - Provision of a number of ecosystems within the development, combined between human and natural needs. Liaise with the Arborist and ecologist.
- **Integration** – interactions and links between grey and green infrastructure, Suds interventions. Liaise with the consulting Engineers on drainage.
- **Diversity** – Enhancing the different structures that are in place – managed/artificial or natural and combine them as a sustainable landscape design. (Large or small)
- **Applicability** – Considers if the proposals are realistic, this shall be developed by the design team, Ie. if the solutions to sustainable issues are adaptable

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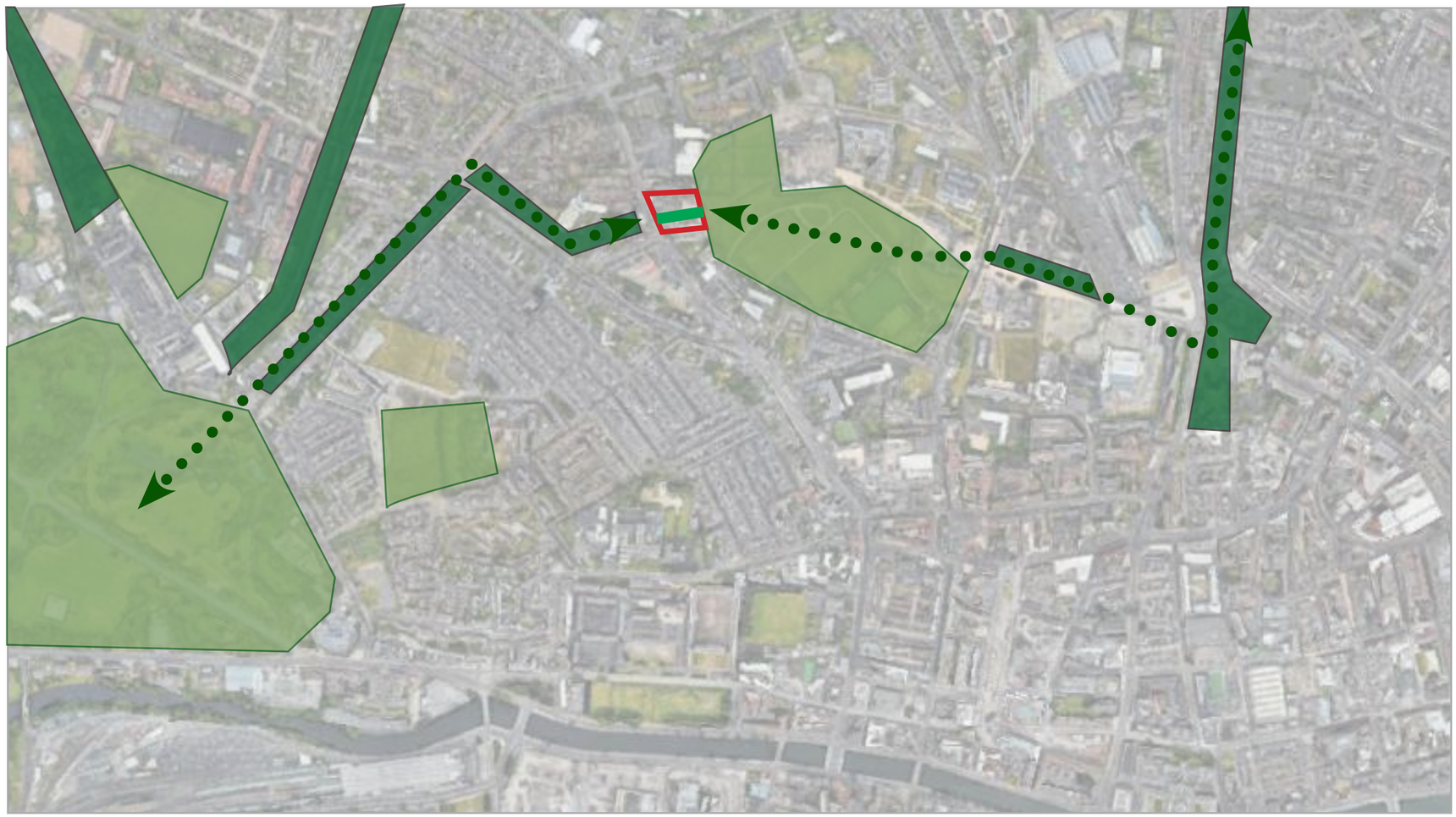
5.2 GI STRATEGY - Enhancements

We have provided a comprehensive landscape design combining all GI elements; Biodiversity, Sustainable Water Management, Landscape Sensitivities and Provision of Open Space Amenities and to create a unique environment.

These elements combine to create a robust Green Infrastructure response which builds upon the site's existing natural assets and offers increased value in terms of biodiversity enhancement & public amenity.

- Green Corridors
- Green Open Spaces
- Approx Site Boundary
- Primary Green Links
- New Green Links



The open spaces will include boarders of defensive and native hedgerow planting, as well as meadow planting. These spaces will provide for habitats to enhance site wide biodiversity.

Existing primary green links extending around and beyond the site are made up of scrubland, with mature tree and shrub growth, as well as an extensive hedgerow network that connects the wider area's green corridors. The additional boundary planting and rain gardens will augment and encourage the green links around the site and in the locality.

The development seeks to enhance hedgerows, trees and wetland environments with new native tree planting, hedgerow planting and wetland species in the rain gardens. New habitats in the proposed landscape design include the raingarden and meadow areas. This diverse mosaic of habitats will bring both biodiversity and public amenity benefits to the wider area.

5.2 GI STRATEGY - Enhancements

It is proposed to provide additional tree planting, bird boxes and bat boxes to augment the existing biodiversity of the developable area. Swift boxes have been chosen specifically as swift populations are reported to have significantly declined in the last decade and much of this is attributed to the loss of natural breeding sites. Swifts nest in colonies, meaning purchasing 3 nest boxes would meet the minimum requirement for attracting them to nest, there are 7 boxes proposed in the landscape design.



Bird Box (Swift box)



Bat Box

WHAT IS THE IDEAL LOCATION FOR NEST BOXES BEING BUILT INTO A WALL?

- Any aspect is ok for built in nest boxes (N, S, E or W) but N, NE is best.
- **Minimum** 5 metres above ground level – close to roof level is best.
- **OPEN ASPECT** i.e. no large trees or walls and no roof directly below the nest entrance. The birds need to have direct flight in and out (these birds do not perch so must have direct flight path to swoop in and drop out of the nest entrance.
- **NOT** directly under or close to spotlights/floodlight because these would blind birds entering or leaving the nest boxes in the evening. They will enter and leave nest sites in the near dark.
- **NOT** near flapping flags because birds could collide with these when leaving nest site.
- **NOT** immediately next to clear glazed windows.



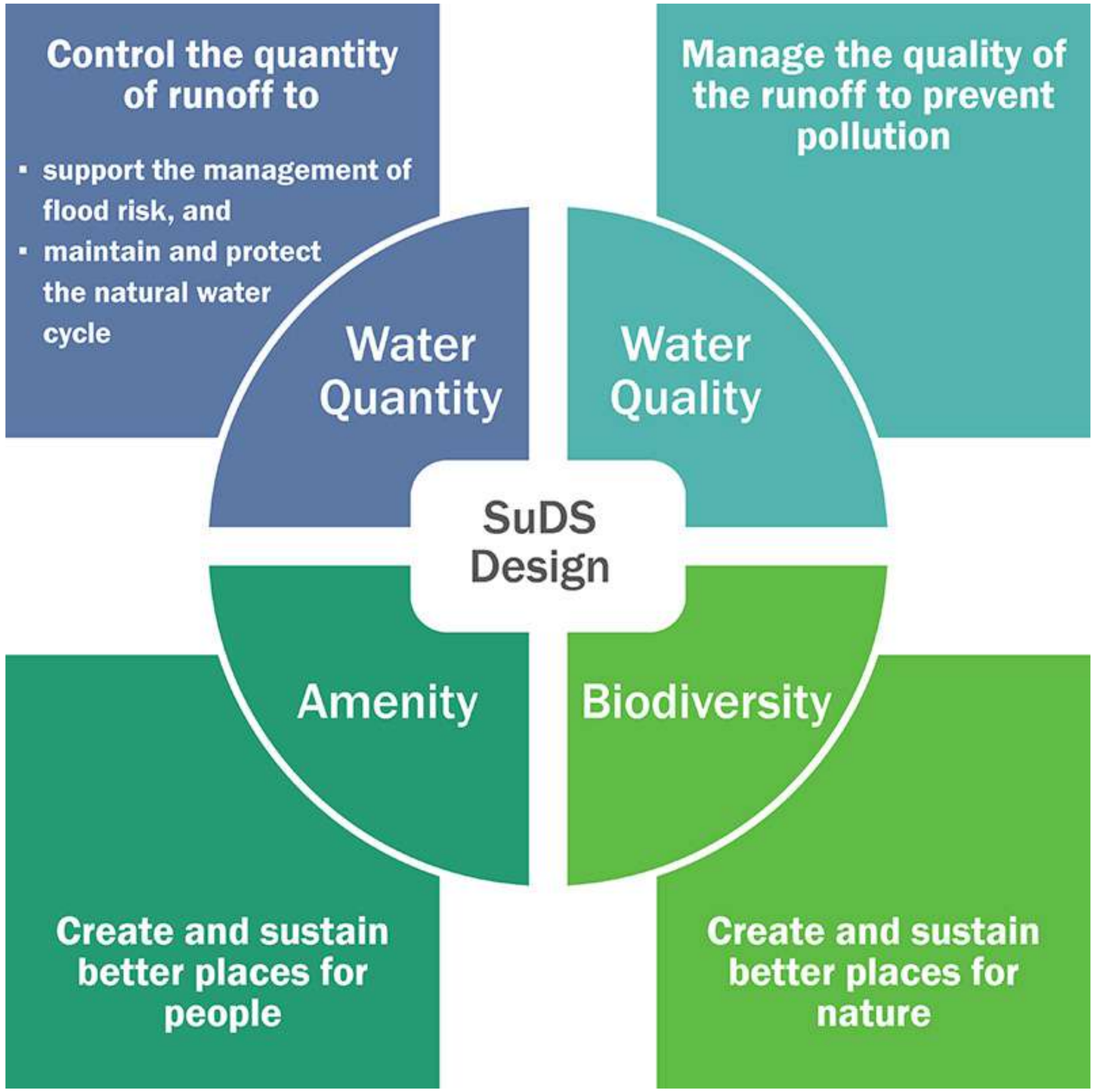
- Bat Box
- Swift Box

5.3 GI STRATEGY - Design Principles

The use of nature-based solutions, alongside traditional drainage, in our roads and streets is particularly important with the multiple benefits that it provides, such as:

• Improving water quality in our receiving water bodies thus benefiting human, marine and
aquatic health,
• Protecting groundwater recharge,
• Improved road safety through landscape interventions,
• Creating a high-quality public realm,
• Reduced flood risk, water channel erosion and overflows in our drainage and sewer systems,
• Creating more sustainable and climate adaptive urban neighbourhoods,
• Increased biodiversity,
• Provision of shade and reducing the “heat island” effect,
• Reduction of noise pollution,
• Improved air quality,
• Enhanced visual amenity
• Lessening the negative impacts of urban development on the natural environment,
• Potential for lowering capital and operating costs associated with development.

-Advice Note 5 Road and Street Drainage using Nature Based Solutions - Design Manual for Urban Roads and Streets



5.4 GI STRATEGY - Vegetative Typologies



The design proposal seeks to increase net canopy cover on site, with an emphasis on using native species. Dense planting areas such as rain gardens, meadow planting and groundcover areas will be used to increase number of species and, implement SuDS, and promote a biodiverse environment.

*All planting in this scheme for rain gardens and meadows will be pollinator friendly species to enhance and promote biodiversity on site.

6.1 SITE COMPONENTS - Planting Scheme

Hedge Planting Used:

Prunus lusitanica



Ilex aquilifolium



Hedge Planting Plan



Hedge Species List:

Evergreen Hedgerow:
- Prunus lusitanica

1500mm Height
800mm Centres

Native Hedgerow:
- Ilex aquilifolium

1500mm Height
800mm Centres

6.1 SITE COMPONENTS - Planting Scheme

Mix Of Tree Planting In The Scheme



Corylus colurna



Betula pendula



Amelanchier lamerkii



Platanus hispanica



Acer campestre 'elsrijk'



Liquidamber styraciflua

Tree Planting Plan



6.1 SITE COMPONENTS - Planting Scheme

Mix Of Rain Garden Planting:

Filipendula ulmaria



Hypericum tetrapterum



Lotus pedunculatus



Lythrum salicaria



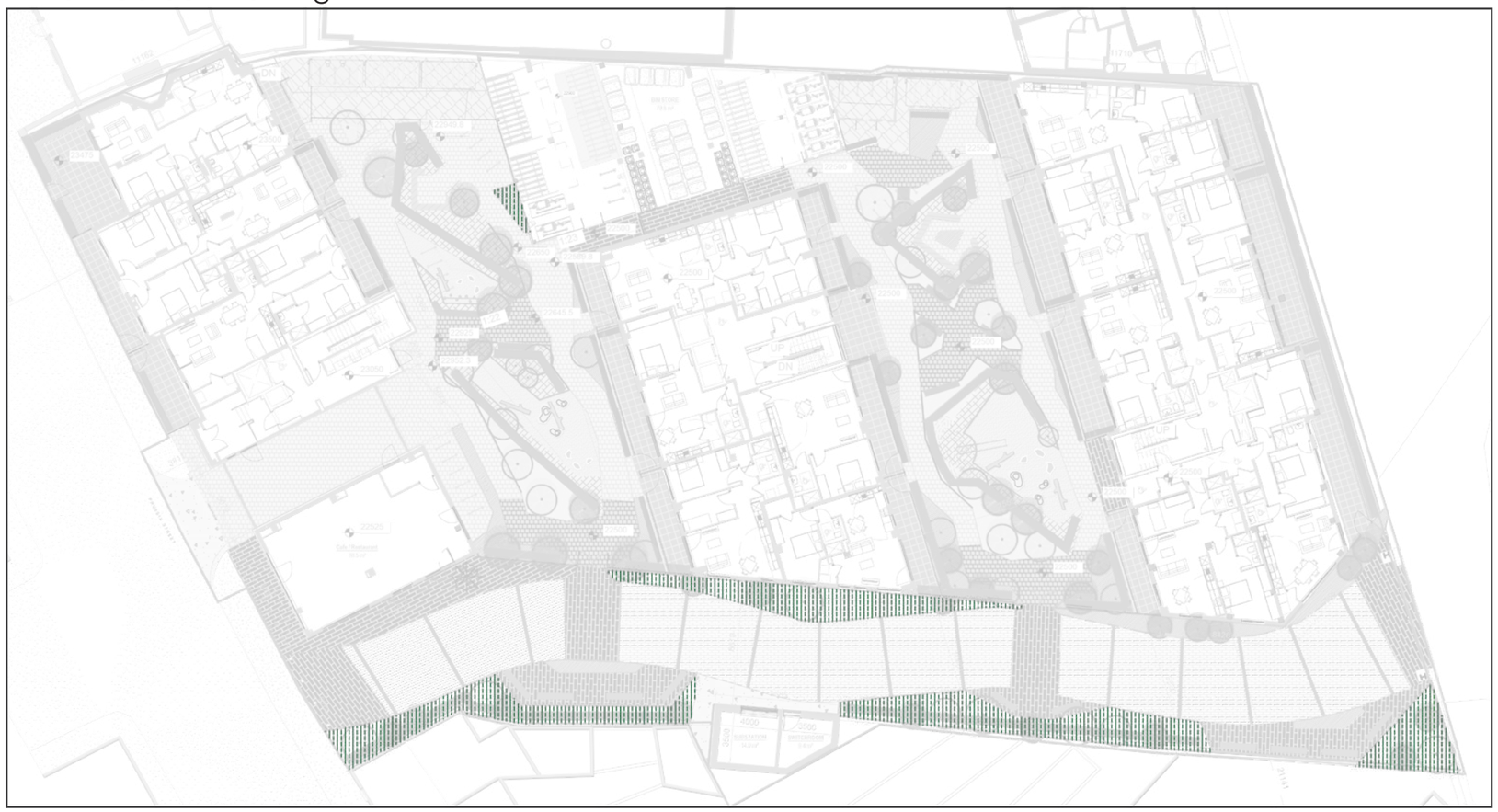
Persicaria affine



Iris pseudacorus

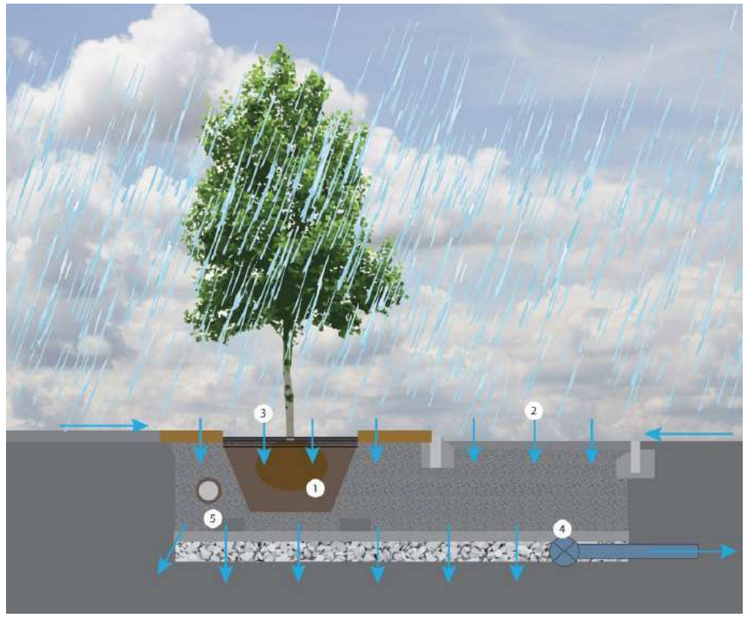


Rain Garden Planting



6.2 SITE COMPONENTS - Tree Pits

Tree Pit Details:



1. Trees require a growing medium of between 10 - 30m³ depending on tree species. A few trees can be place in a trench to enhance the growing medium volume available to each tree.
2. Silt removal, via swales, raingardens' or other mechanisms must be designed within the tree pit design to allow runoff from roads into the tree pit. Ensure sufficient freeboard is provided to avoid clogging by silt, litter etc.
3. Positioning and specification of trees to be in accordance with Design Manual for Urban Roads and Streets.
4. A drain down pipe must be provided. This ensures no waterlogging of roots or build up of road salt within the tree pit.
5. Service trenches can be designed through the tree pit for services such as water, gas and drainage systems.(in agreement with the Local Authority). Electrical supply or telecoms with a joint box located within the tree pit feature is not recommended. Liaise with Uisce Éireann to identify how best to reduce surface water ingress into combined sewers.

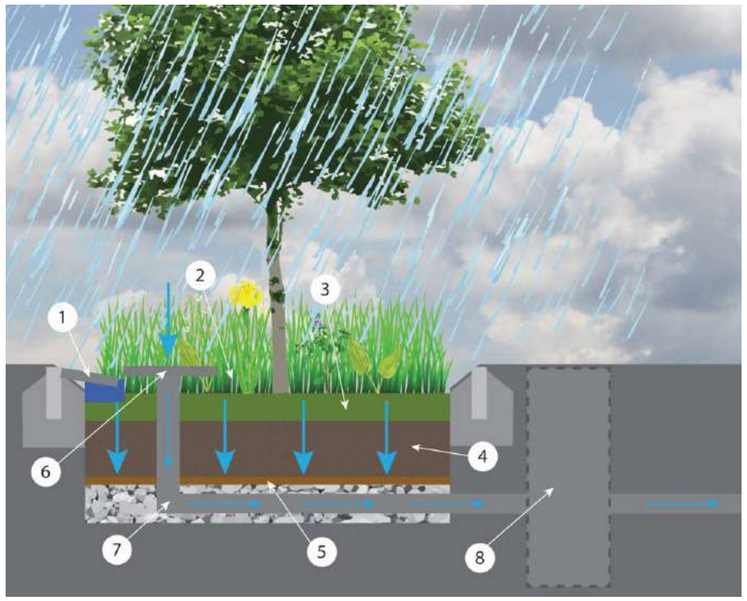
Tree Pit Location Plan:



-Advice Note 5 Road and Street Drainage using Nature Based Solutions - Design Manual for Urban Roads and Streets
DMURS Manual 2023

6.3 SITE COMPONENTS - Rain Gardens

Rain Garden Details:



1. Silt trap: use a small apron or slab to collect silt and allow its removal. Flush kerbs can either have a thin stone traps along the inside edge to catch the heavy silt (on busy roads) or the soil can be scraped annually/biannually.
2. Freeboard: the space above the soil level for water collection before infiltration through the soil. Usually about 25mm from soil surface to overflow, but can be increased if challenging to hold the first 5mm/1in1 year storm before overflowing.
3. A layer of slate chippings, surface grit or gravel which will protect the infiltration capacity of the soil. Do not use mulch, organic matter or wood chippings on the surface as these may float and clog filtration.
4. A 450 - 600mm deep, free draining soil mix of 60% 1-6mm grit, 10% organic matter and 30% mix graded washed sand is recommended. This soil cleans, stores and conveys runoff to a drainage layer and ensures that the soil stays permeable when there is a large ingress of silt off a heavily trafficked area. For heavily trafficked areas the plants chosen should be hardy for a very dry soil, slow growing and pollutant tolerant conditions. The grit % can be reduced for roof and footpath drainage and plant diversity increased.

Rain Garden Location

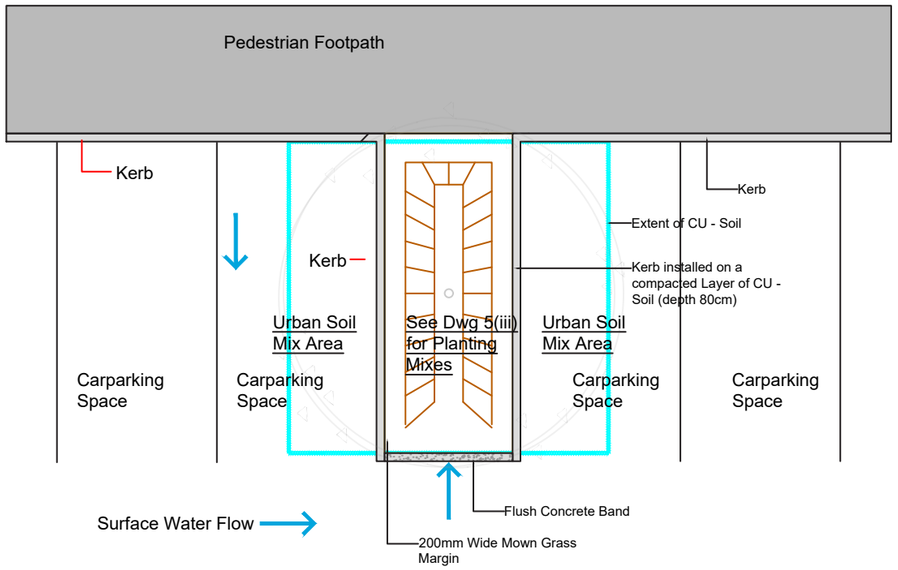


5. An intermediate layer of grit/pea gravel (50mm) or a double layer of hessian sacking. This protects the drainage layer.
6. An overflow gully to take excess water should the rain garden design capacity be exceeded (e.g., extreme weather events or blockages). This should be set just below the freeboard maximum height (which can vary but at a minimum of 25mm) above the soil level and nominally below the road or footpath level, ensuring no flooding. The down pipe can be a 300mm pipe inverted, with a hinged DI cover on the top for easy access.
7. A perforated discharge pipe connected to the existing storm water network or watercourse. Sometimes this can be wrapped to stop tree roots or too much silt entering.
8. Access chamber for flow control, such as an orifice plate, to ensure that storage is utilised. A non-return valve is sometimes used if connecting back to existing combined sewer (if no other option) and new gully trap is necessary. Potential water line after storm.

-Advice Note 5 Road and Street Drainage using Nature Based Solutions - Design Manual for Urban Roads and Streets - DMURS Manual 2023

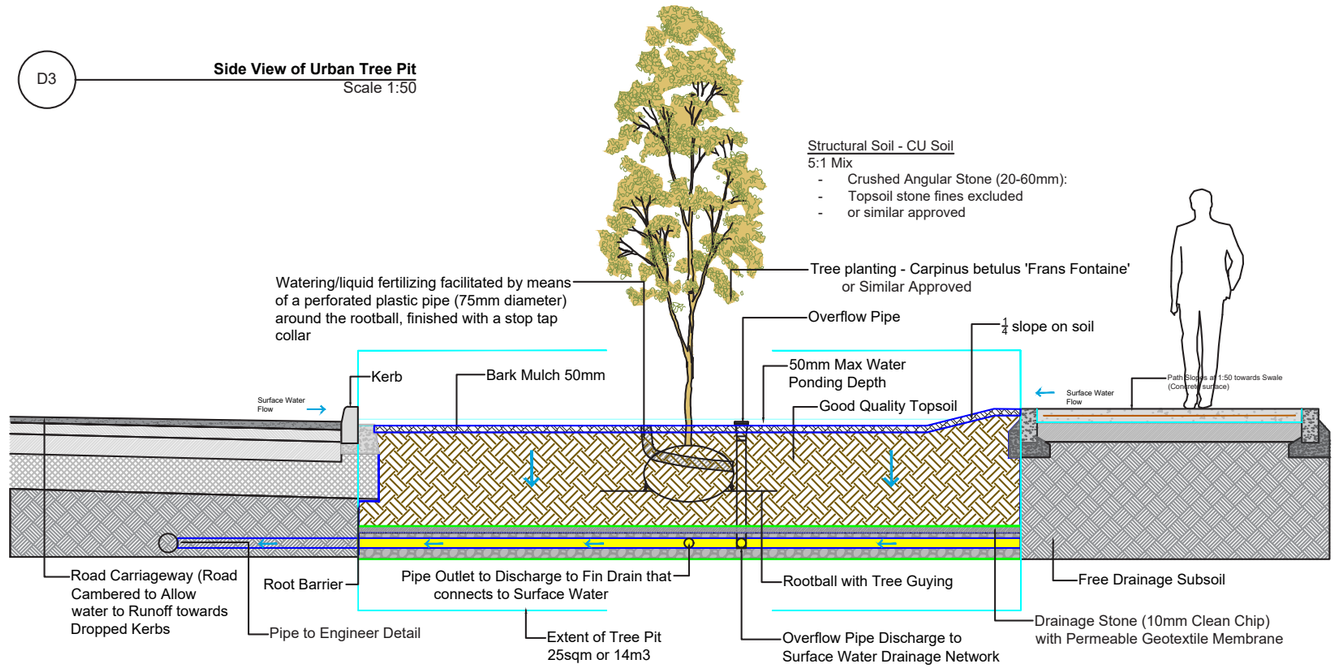
6.4 SITE COMPONENTS - **Details**

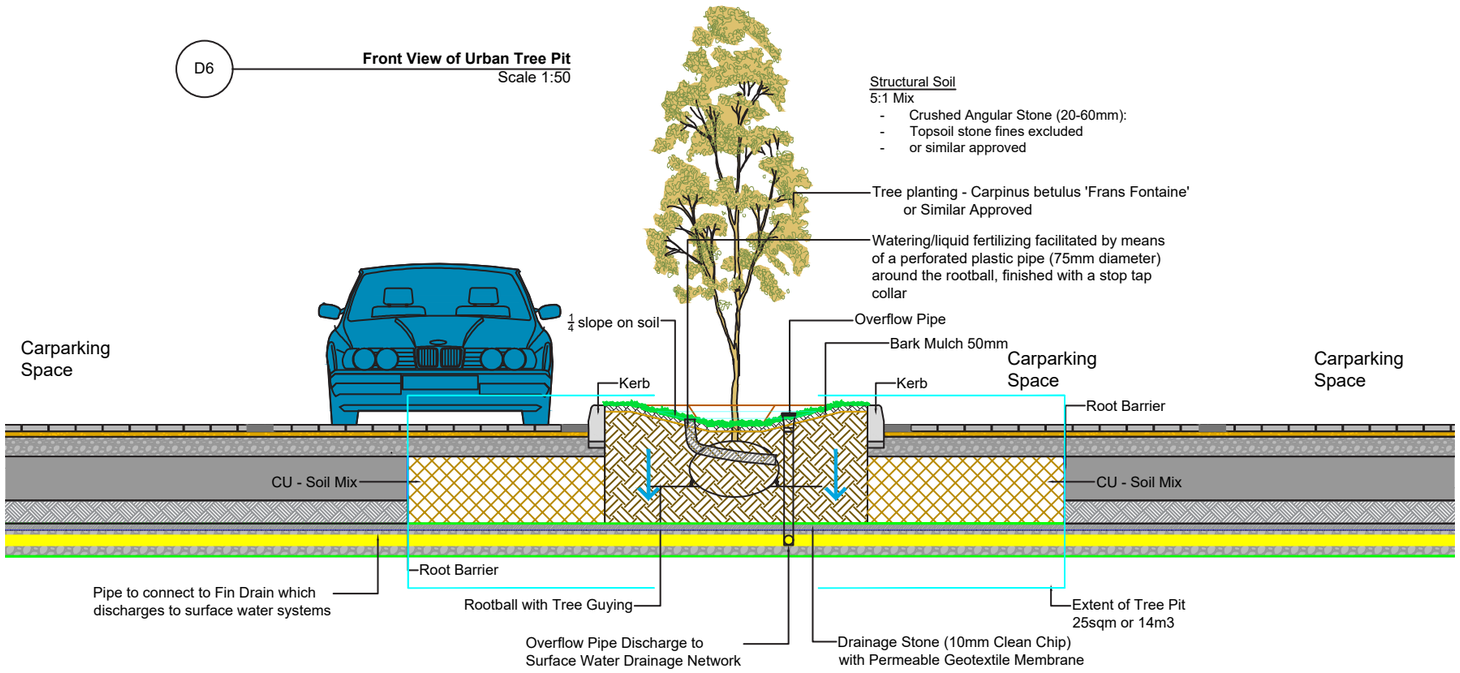
Tree Pit Plan:



Plan View of Urban Soil Tree Pit

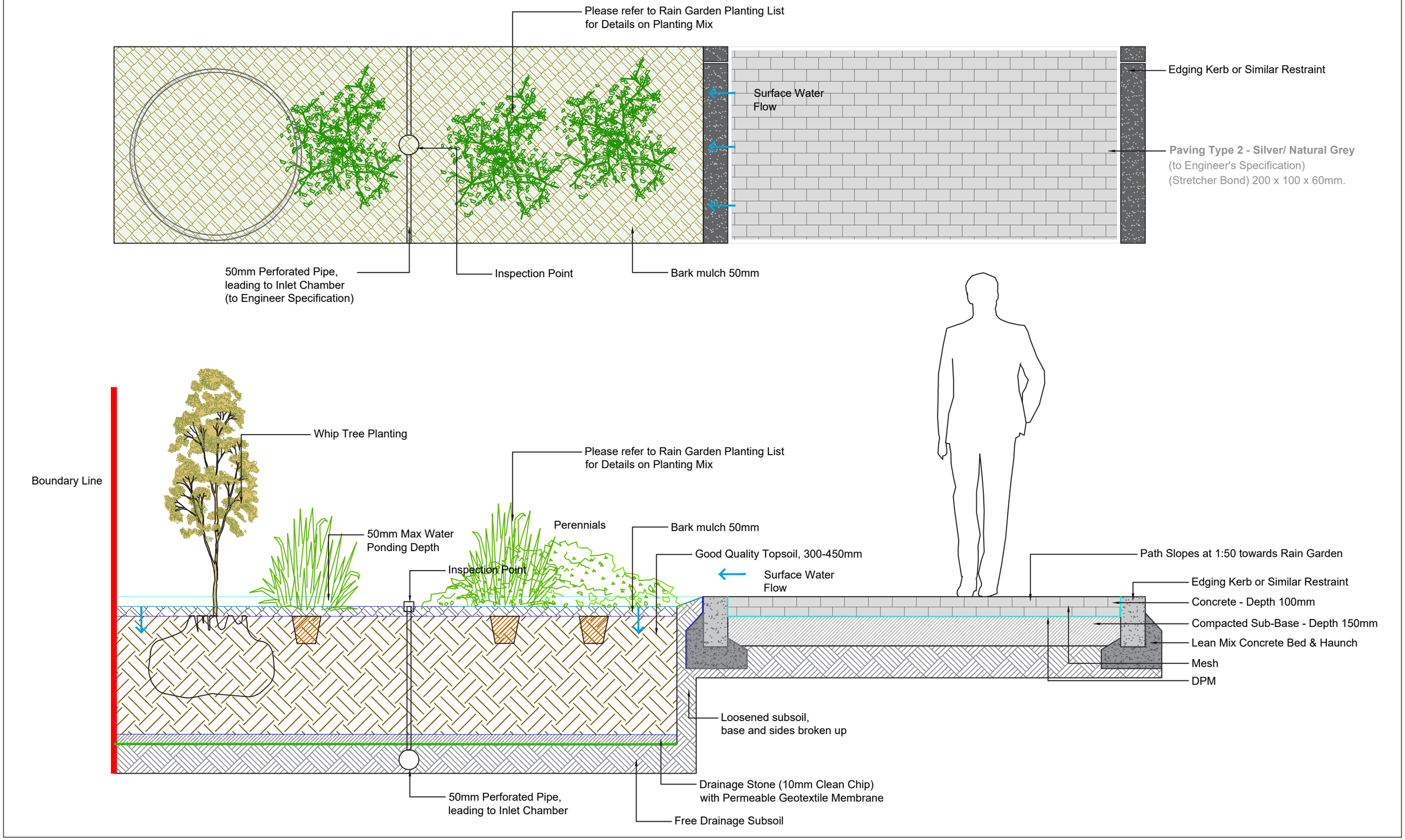
Tree Pit Section:





6.4 SITE COMPONENTS - Details

Rain Garden Typical Detail - Plan and Section:



6.4 SITE COMPONENTS - Details

Soft Landscape:

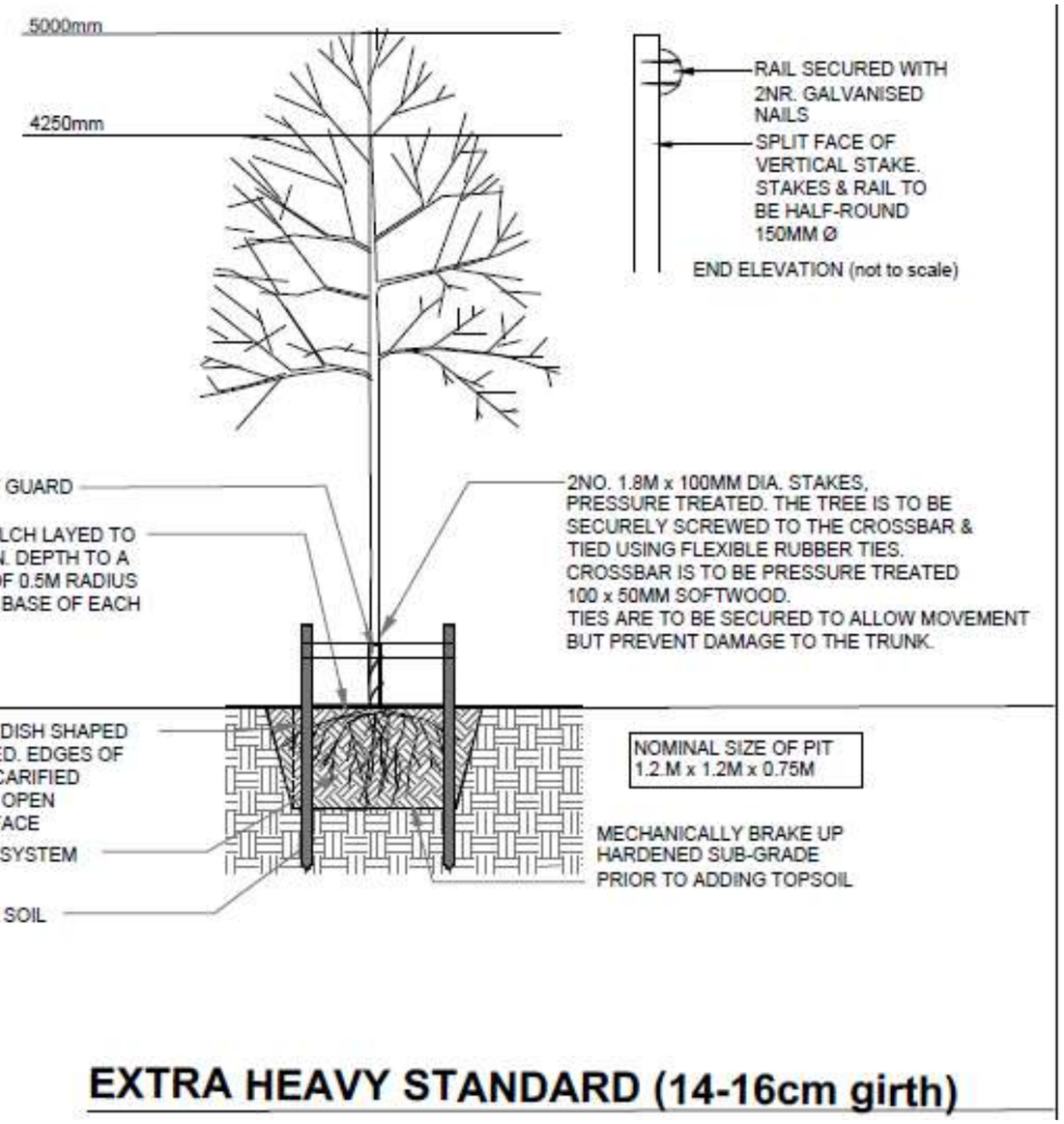
SCHEDULE OF IMPLEMENTATION:

1. ALL TREE AND HEDGEROW PLANTING IS TO BE CARRIED OUT DURING THE FIRST WINTER SEASON, I.E. NOVEMBER TO FEBRUARY INCLUSIVE.
2. ALL LAWN AREAS ARE TO BE PREPARED AND SEEDED DURING THE GROWING SEASON, I.E. APRIL TO OCTOBER INCLUSIVE.
3. ALL CONTAINERISED SHRUB PLANTING MAY BE CARRIED OUT AT ANY TIME OF WHEN SOIL IS NOT FROZEN, WATERLOGGED OR EXCESSIVELY DRY.

Tree Protection & Details

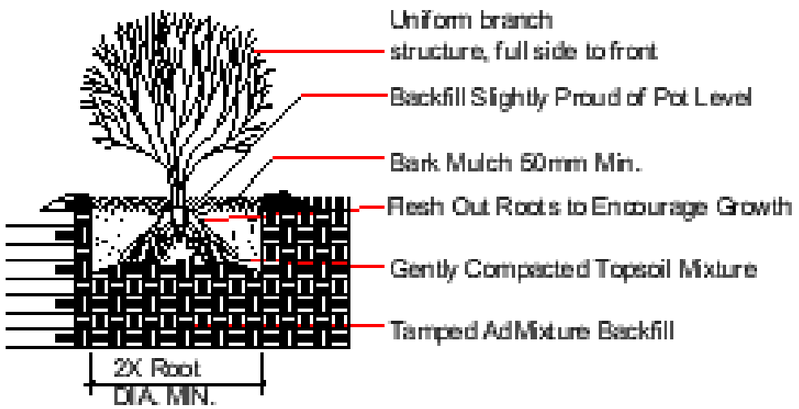
PLANTING NOTES:
ALL TREES, SHRUBS AND HEDGEROW PLANTS SHALL COMPLY WITH BS 3936, SPECIFICATION FOR NURSERY STOCK. ALL PRE-PLANTING SITE PREPARATION, PLANTING AND POST PLANTING MAINTENANCE WORKS SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF BS 4428 (1989) CODE OF PRACTICE FOR GENERAL LANDSCAPE OPERATIONS (EXCLUDING HARD SURFACES).

ALL NEW TREE PLANTING SHALL BE POSITIONED IN ACCORDANCE WITH THE REQUIREMENTS OF TABLE 3 OF BS 5837: 2005 TREE IN RELATION TO CONSTRUCTION: RECOMMENDATIONS, WHICH SPECIFIES MINIMUM DISTANCES BETWEEN NEW PLANTING AND STRUCTURES.



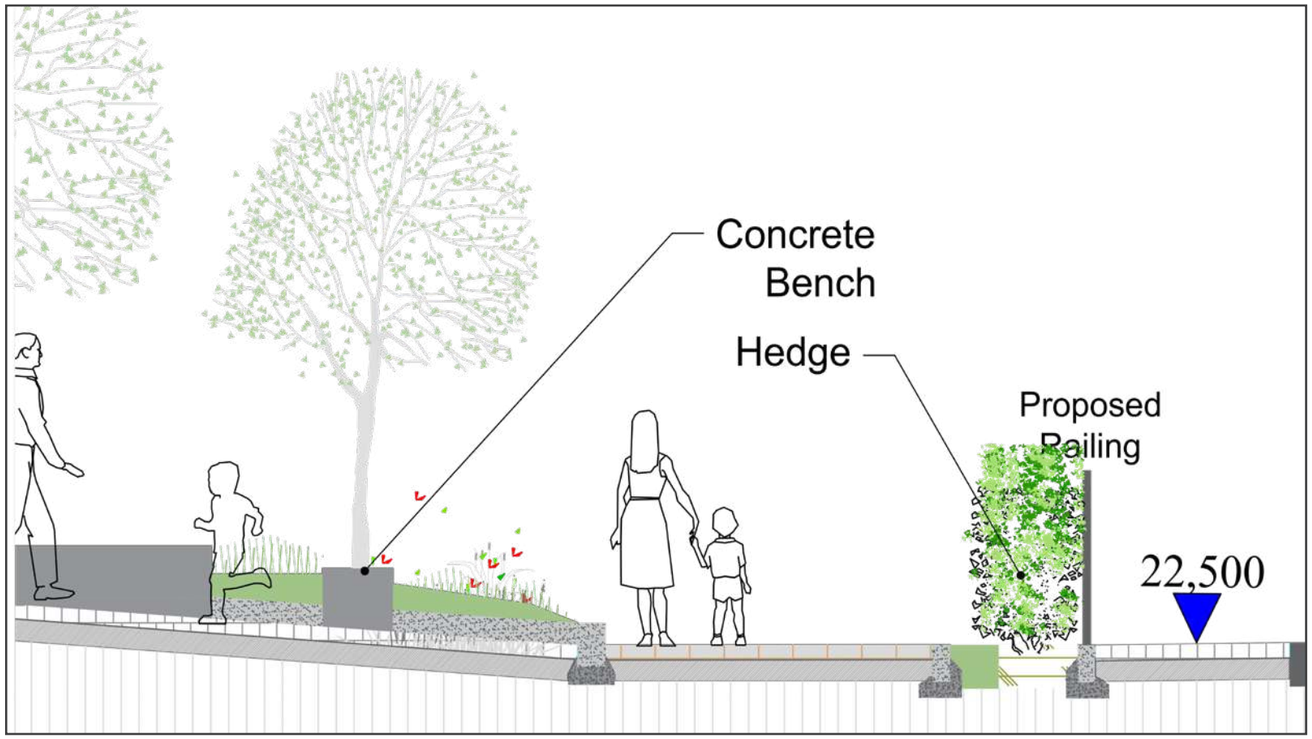
EXTRA HEAVY STANDARD (14-16cm girth)

Shrub Planting Detail



6.5 SITE COMPONENTS - Design Details

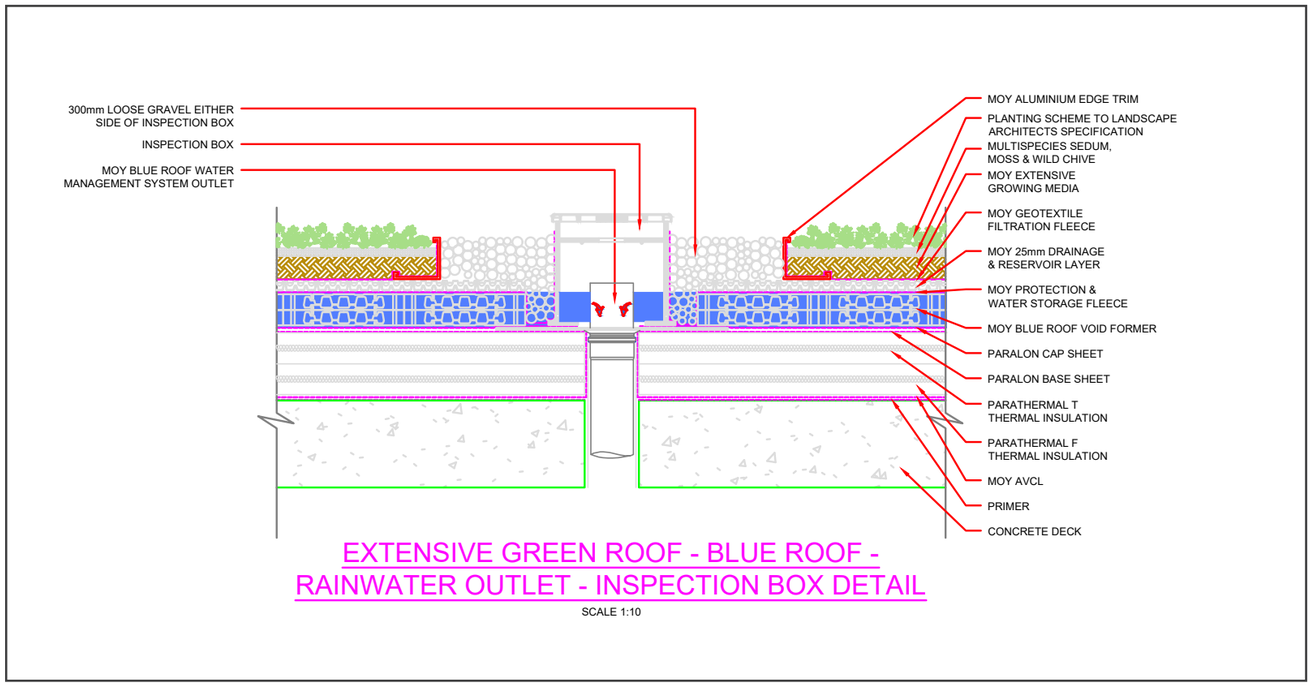
Central Courtyard Section:



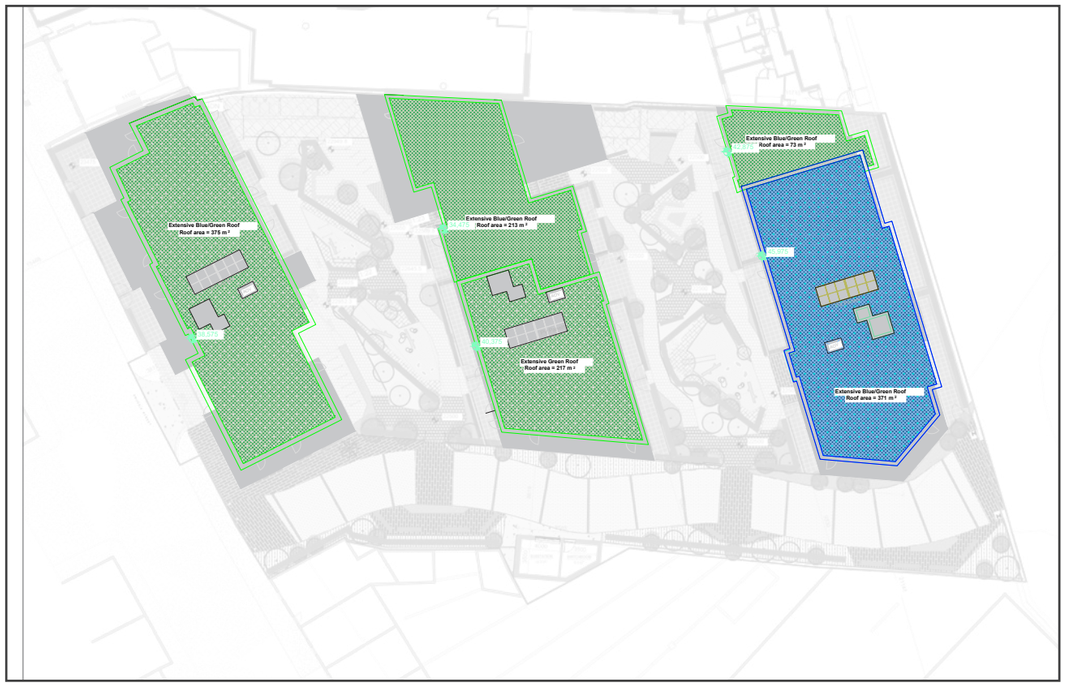
Section Location:



Extensive Green Roof Detail:



Green/ Blue Roof Location:



6.6 SITE COMPONENTS - SuDS Management Plan

Type	Activity	Normal site care (Site) or SuDS-specific maintenance (SuDS)	Suggested Frequency
Regular			
Litter	Pick up all litter in SUDS Landscape Areas along with remainder of the site - remove from site.	Site	1 visit monthly
Grass	Mow all grass verges, paths and amenity grass at 35-50mm with 75mm max. Leaving cuttings in situ	Site	As required or 1 visit monthly
Grass	Mow all dry swales, dry SUDS basins and margins to low flow channels and other SUDS features at 100mm with 150mm max. Cut wet swales or basins annually as wildflower areas - 1st and last cuts to be collected	Site	4-8 visits per year or as required
Grass	Wildflower areas strimmed to 100mm in September or at end of school holidays - all cuttings removed **or** Wildflower areas strimmed to 100mm on 3 year rotation- 30% each year - all cuttings removed	Site	1 visit annually
Inlets & Outlets	Inspect monthly, remove silt from slab aprons and debris. Strim 1m round for access	SuDS	1 visit monthly
Permeable Paving	Sweep all paving regularly to keep surface tidy	Site	1 visit annually or as required
Occasional Tasks			
Permeable Paving	Sweep and suction brush permeable paving when ponding occurs.	SuDS	As required - estimate 10-15 year intervals
Flow controls	Annual inspection of control chambers - remove silt and check free flow.	SuDS	1 visit annually
Wetland & pond	Wetland vegetation to be cut at 100mm on 3-5 year rotation or 30% each year. All cuttings to be removed to wildlife piles or from site.	Site	As required
Silt management	Inspect swales, ponds, wetlands annually for silt accumulation	Site & SuDS	1 visit annually
Silt	Excavate silt, stack and dry within 10m of the SUDS feature, but outside the design profile where water flows. Spread, rake and overseed.	Site & SuDS	As required
Native planting	Remove lower branches where necessary to ensure good ground cover to protect soil profile from erosion.	SuDS	1 visit annually
Remedial Work			
General SuDS	Inspect SuDS system to check for damage or failure when carrying out other tasks. Undertake remedial work as required.	SuDS	Monthly

SuDS Management Plan

LANDSCAPE RATIONALE

Prussia Street

RMDA
LANDSCAPE ARCHITECTS + CONSULTANTS

Business
All-Ireland Pollinator Plan
www.pollinators.ie
supporter

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