

Concept Images:



1. Courtyard with trees and shrub planting



2.Grass Areas with Pergola and Tree Planting Framing Space



3.Transitional Perennial Planting Beds adjacent to Ground Floor Apartments



4.Feature Pergolas



5. Natural Play Areas



6. Indicative photo of Stainless steel powder coated Anthracite Grey raised planters



7. Structural planting to dark shade



8. Northern Boundary - Shared Surface



9. Eastern Boundary - Parkland with Native Tree Planting and Meadows



10. Indicative photo of clipped/ trained screen trees with clipped hedge underneath

Material palette:



11. Indicative photo of Tobermore Fusion laid in strecher bond, colours: silver, mid grey and graphite



12. Indicative photo of Tobermore Fusion laid in herringbone pattern, colours: silver and mid grey



13. Sample of Tobermore Fusion colour Silver with Graphite contrast banding laid as demarcation lines to car parking bays



14. Sample of Tobermore Braemar paving, colours: Arran Stone, Jura Grey and Alto Silver



15. Sample of mortar free concrete textured blocks retaining wall with safety railing to top, Tobermore Secura Grand or equivalent, colour Slate



16. Omos v49 Seat or equivalent, aluminium frame powder coated in warm colour to Client approval, e.g. Coral Red RAL 3016, or Corten (imitates corten), with Iroko hardwood microporous coated finish timber slats



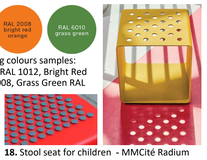
17. Children size benches - MMCité Vera Baby LVB150 with backrest or equivalent, galvanised and powder coated steel structure with Jatoba FSC timber slats.

RAL 1012 lemon yellow | RAL 2008 Bright red orange | RAL 6010 grass green

Powder coating colours samples: Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010

Jatoba FSC C162623

Jatoba FSC timber sample



18. Stool seat for children - MMCité Radium Baby LRB410 or equivalent, galvanised and powder coated sheet steel. Perforated top finished with round ribbed caps (Citépin) in Dark Grey colour to provide better comfort of seating.

HARDSCAPE LEGEND:

Section lines (Refer to drawing 301 for Detail)

Existing levels

Proposed levels to Architects and Engineer's drawings

Existing:

Existing street lighting column (*ExLp*) retrofitted with LED, refer to Joda drawing and specification for more details

Existing 2.4m high palisade fence to northern and eastern boundary, colour black, to be retained, made good where necessary

Existing concrete footpath

Existing cycle path

Existing concrete block paving footpath to Medical Centre retained and protected

Proposed:

Proposed Paving:

P1 **Paving Type 1** - concrete blocks laid in herringbone pattern to shared surface/access road, Tobermore Fusion 200 x 100 x 80mm deep, mix of colours: 30% Silver, 50% Mid Grey, 20% Graphite or equivalent, with Graphite contrast banding Tobermore Fusion 200x100x80mm depth (see photo 12)

P2 **Paving Type 2** - concrete blocks laid in herringbone pattern to car parking bays, Tobermore Fusion 200 x 100 x 80mm deep, Colour Silver, or equivalent, with Graphite contrast banding laid as demarcation lines to car parking bays, and access zone to disable parking bays, Tobermore Fusion 200x100x80mm depth (see photo 13)

P3 **Paving Type 3** - Concrete blocks to public pedestrian areas laid in stretcher bond random pattern, Tobermore Fusion (300x200mm, 200x100mm, 80mm deep, mix of colours: 50% Silver and 50% Mid Grey) with Graphite bands 200x100x80mm deep, or equivalent (see photo 11)

P4 **Paving Type 4**- Concrete blocks to private entrances laid in stretcher bond random pattern, Tobermore Fusion 200x100x80mm, mix of colours: 40% Silver, 30% Oat and 30% Mid Grey with Graphite bands 200x100x80mm deep, or equivalent

P5 **Paving Type 5** - **Reinforced grass** to cherry picker access route. 40mm deep UV-stabilised High Density Polyethylene (HDPE) honeycomb grass paver slabs typ 640x330x38mm depth, Geosynthetics Gopla Grass Paving Cell or equivalent

P6 **Paving Type 6** - Safety rubber surface to Play Area, Tiger mulch or equivalent

P7 **Paving Type 7** - Concrete footpath to match existing

P8 **Paving Type 8**- Cycle Path surface to match existing

P9 **Paving Type 9** - Bitumen macadam to access road to engineer detail with upstanding road kerb

P10 **Paving Type 10 - Section of car park within the Tree Root Protection Area (RPA)** constructed using 'No dig' cellular confinement system (Geosynthetic Cellweb TRP or equivalent approved), overlaid with permeable recycled HDPE heavy duty paving system units 800x140mmx60mm deep, filled with paving blocks 80x80x45mm depth (Geosynthetic Total Traffic Exopave and TTE Blocks colour Natural, or equivalent)

P11 **Paving Type 11 - Concrete blocks to Courtyard and Creche** laid in stretcher bond random pattern, Tobermore Braemar 300x200x80mm, Ground Textured finish, mix of colours: 50% Arran Stone (light beige), 30% Alto Silver and 20% Jura Grey, with Innis Black bands/ trim 200x100x80mm deep, or equivalent (see photo 14)

P12 **Paving Type 12 - Resin Bound Surfacing to Courtyard** internal paths /seating area. Addagrip Addaset Honey (light beige colour) 6mm or equivalent, smooth, hard wearing, low maintenance, porous SuDS compliant surface, natural and recycle aggregates bound in clear UV stable resin, with Kinley ResinEdge aluminium edging 18mm high, powder coated to resemblance corten

Raised Table - buff coloured resin and red chip asphalt to ramps (Refer to Engineers drawing)

Buff Blister Tactile Paving - to uncontrolled pedestrian crossing, Tobermore concrete flags, colour Buff, 400x400x50mm depth, or equivalent

Corduroy Hazard Warning paving - to bottom and top of steps, Tobermore concrete flags, in contrasting colour to paving Natural (Grey) / Buff, 400x400x50mm depth, or equivalent

Cycleway Paving Slabs, colour Buff, 400x400x50mm depth, or equivalent

ST **Concrete step slabs with contrasting nosing**, exposed granite aggregate finish, colour silver, with black contrasting nosing, 400x400x40mm deep slab, 400x170x40 riser, Tobermore Mayfair Step Slabs with Contrasting Nosing or equivalent

Proposed Street Furniture:

Proposed pergola - hardwood timber (see photo 2 & 4)

Proposed Raised Planters to roof garden terrace, Grade 316 steel, polyester powder coated RAL 7016 (Anthracite Grey). Kinley RAAFT or equivalent (see photo 6)

Proposed lighting - refer to Joda Engineer's drawings

S1 **Proposed benches** - Omos v49 Seat or equivalent, aluminium frame powder coated in warm colour to to resemblance corten to Client approval, e.g. Coral Red RAL 3016, or Corten (imitates corten), with Iroko hardwood microporous coated finish timber slats. Dimensions: 600mm (w) x 2750 mm (l) x 831mm overall height, 450mm seat height (see photo 16)

S2 **Proposed children size benches to Creche -** MMCité Vera Baby LVB150 with backrest or equivalent, galvanised and powder coated steel structure with Jatoba FSC timber slats. Steel frame colours to Client approval: e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010, dimensions: 470mm (w) x 1000mm (l) x 553mm overall height, 300mm seat height (see photo 17)

S3 **Proposed stool seat for children to Play Areas -** MMCité Radium Baby LRB410 or equivalent, galvanised and powder coated sheet steel, various colours matching Vera Baby benches: e.g. Lemon Yellow RAL 1012, Bright Red Orange RAL 2008, Grass Green RAL 6010 (for Client approval). Perforated top finished with round ribbed caps (Citépin) in Dark Grey colour to provide better comfort of seating. Dimensions: 270 x 290 x 290mm high (see photo 18)

Landscape Elements Supporting Biodiversity:

(Types and location to Ecologist's recommendations/ approval)

Proposed Bat Box (Schwegler) indicative location

Proposed Bird Box (Schwegler) indicative location

Proposed Insect Hotels indicative location

Proposed walls and boundary:

Proposed Retaining Wall - mortar free concrete textured blocks Tobermore Secura Grand or equivalent. Dimensions: 400 (l)x 230 (w) x 200mm(h), coping: 300/235 (l) x 330(w) x 70mm (h), corner units: 430 (l) x 230(w) x 200mm (h), colour Slate, installed to manufacture's recommendations and Engineers drawings (see photo 15)

Section of Retaining Wall supported on piles with ground beam within the Trees RPA's to Engineers drawings and specification

Proposed 2m high galvanised, powder coated (colour anthracite grey) railing to the boundary

Proposed 1.2m high galvanised, powder coated (colour anthracite grey) safety railing to retaining walls

Proposed 1.6m high galvanised, powder coated (colour anthracite grey) railing to pedestrian entrances

SOFTSCAPE LEGEND:

Existing:

Existing tree retained

Existing Caucasian lime *(Tilia × euchlora)* trees in grass verge along Old Fort Road to be retained and protected

Existing tree to be removed (Refer to Tree Survey dwg 6752-101)

Existing grass verge along Old Fort Road

Existing Bay laurel *(Laurus nobilis)* hedge planted along existing residential building

Proposed Planting:

Clipped/ trained small-leaved lime *(Tilia cordata 'Roncho')* **screen tree planting**, 4m high, 1.8m width, 20-25cm girth, clear stem height, RB, forming green boundary to the residential buildings

Street trees - columnar with a narrow crown, cultivars of native species and/or non-invasive introduced species. Semi-mature 20-25cm girth, 5-5.5m high, 2m clear stem, RB: *Platanus orientalis 'Minaret', Corylus colurna, Acer campestre 'Elsrijk', Liquidambar styraciflua 'Worplesdon', Magnolia kobus, Prunus × yedoensis*

Screen Woodland Planting to Public Open Space and Boundaries. Native irish species and/ or cultivars of native species.. Deciduous trees: Semi-mature 20-25cm girth, 5-5.5m high, 2m clear stem and feathered, RB: *Quercus robur, Betula utilis var. jacquemontii, Sorbus aucuparia 'Sheerwater seedling'*; Conifers 2.5-3m high, feathered, BR: *Pinus sylvestris*

Multistem Small Trees to Courtyards (tolerates shade) - cultivars of native species and/or non-invasive introduced species. 2.5-3m hig, multistem, RB: *Amelanchier x grandiflora 'Autumn brilliance', Prunus × subhirtella 'Autumnalis Rosea', Magnolia 'Galaxy', Acer palmatum 'Osakazuki'*

H1&2 **Clipped screen boundary hedges (Bay Laurel H1 & Fagus H2):** *Laurus nobilis* 0.8-1m high, 5-10L C, planted @0.45m ctrs, single row; *Fagus sylvatica* 1.2-1.5m high, 1+2, planted @0.45m ctrs, double staggered row

H3 **Clipped hedge (Japanese Holly H3)**, *Ilex crenata `Dark Green`*, 30-40cm high, 3L, planted 5/lin.m. single row

NH **Native boundary hedgerow (Hawthorn and Holly mix NH)** *60% of Crataegus monogyna, 90-120cm, 1+1, BR and 40% of Ilex aquifolium, 40-60cm, P9,* planted double staggered row @0.45m ctrs.

GS1 **Groundcover shrub planting (Mix 1)**, for shaded position, 20-30 and 30-40cm high, 2L, planted 5/ sq.m.

GS2 **Groundcover shrub, perennial, herbaceous planting (Mix 2)** for semi-shade/ shaded position, 30-40 and 40-60cm, 2L, planted various density from 5/sq.m. to 7/sq.m

GS3 **Groundcover shrub planting (Mix 3)** to shade and dark shade, 15-20cm high, 2L, planted 7/sq.m.

GS4 **Low groundcover planting** (Ivy) (Mix 4), *Hedera helix 'Hibernica'* 40-60cm high, 2L, planted 7/sq.m.

GS5 **Groundcover planting (Mix 5),** mix of evergreen climbers (Ivy) ferns, shrubs and perennials, 2L pot, planted 5-7/sq.m

PS1 **Shrub, perennial, herbaceous planting mix (PS1)** to SuDS biofiltration beds, to screen private apartments, give filtrated views; 20-30 and 30-40cm high, 2L, planted 5-7/sq.m

PS2 **Shrub, perennial, herbaceous planting mix (PS2)** to SuDS feature biofiltration planting beds, various sizes from 15-20 to 30-40cm high, 2L, planted 5-7/sq.m.

PS3 **Shrub, perennial, herbaceous planting mix (PS3)** to SuDS feature biofiltration planting beds for shade locations, to screen private apartments, give filtrated views, various sizes from 15-20 to 30-40cm high, 2L, planted 3-7/sq.m.

STP **Shade Tolerant Structural Planting to Courtyard SuDS biofiltration beds,** shrub, perennial, herbaceous planting mix, suitable for partial to deep shade, species selected to provide all year round interests, (evergreen, with white flowers, white/ yellow margined/ speckled leaves), various sizes from 10-20 to 40-60cm high, 2L, planted 3-7/sq.m.

HP **Herbal/ Vegetable planting mix** in raised planters to Creche, P9, full pot, planted 5-7sq.m.

C **Self- supporting Climbing screen planting** planted along retaining walls, 60-80 and 80-100cm high, 2L, planted 1m ctrs.

WSP **Woodland native sub-canopy shrub planting,** whip planting 60-90cm high, 1+1, BR, planted 3-4/sq.m.

WEP **Woodland edge shrub/groundcover planting,** mix of evergreen low groundcover, perennials, ferns, grasses, full pot and 20-30cm high, 2L, planted 5-7/sq.m

Low maintenance grass seeding mix, hard wearing, shade tolerant, drought tolerant, suitable for cellular paving system

Sedum roof to Architects details and specification

NOTE:

- **Refer to Tree Survey and Tree Protections Measures drawing 6752-100 and Tree Survey Report 2025 prepared by South of Ireland Tree Surveys**
- **For Landscape Sections refer to drawings 6752-301 & 302**
- **Refer to drawing 6752-303 for Boundary Treatment details**
- **For Planting Schedule, SuDS and Playground details refer to drawing 6752-304**
- **For Development Boundary refer to Architect's drawings**
- **Refer to Joda Engineer's Public Lighting Layout drawing 3866-02-JODA-ZZ-ZZ-DR-E-2000 for more details**
- **For proposed levels refer to Architect's and Engineer's drawings**
- **For SuDS and drainage refer to Engineer's drawings**

Rev	Date	Drawn	Checked	Description
				Notes
02	18/06/2026	AK	DB	Planning
01	17/12/2025	AK	DB	Planning
00	01/10/2025	AK	DB	Preliminary Planning (S.247)

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Project	Apartment Development, Ballincollig O'Flynn Construction
Project No.	6752
Dwg.	Landscape Plan
Drawing No.	300
Rev.	02
Scales	1:250@A0
Status	PLANNING
Date	18/05/2026
Drn.	AK
Chk.	DB
Passed	

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BSM Est. 1968