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# Development at Belltree Park, Clongriffin, Dublin 13

Ronan Mac Diarmada & Associates

Landscape Architects & Consultants



## LANDSCAPE CONCEPT

On behalf of:  
Gerard Gannon Properties

May 2025

CONTENTS

1. SITE CONTEXT

SITE LOCATION ..... 3

2. DESIGN PROPOSAL

LANDSCAPE MASTERPLAN ..... 4

BOUNDARY TREATMENT PLAN..... 5

3. LANDSCAPE FEATURES

PROPOSED PLANTING - TREES ..... 6

PROPOSED PLANTING - SHRUBS ..... 7

PROPOSED PLANTING - HEDGEROWS..... 8

PROPOSED PLANTING - WILDFLOWER ..... 9

HARD LANDSCAPE SURFACES..... 10

3. DETAIL DESIGN

SOFT LANDSCAPE DETAILS ..... 11

HARD LANDSCAPE DETAILS..... 12

TREE PIT DETAILS ..... 13

PERMEABLE PAVING..... 14


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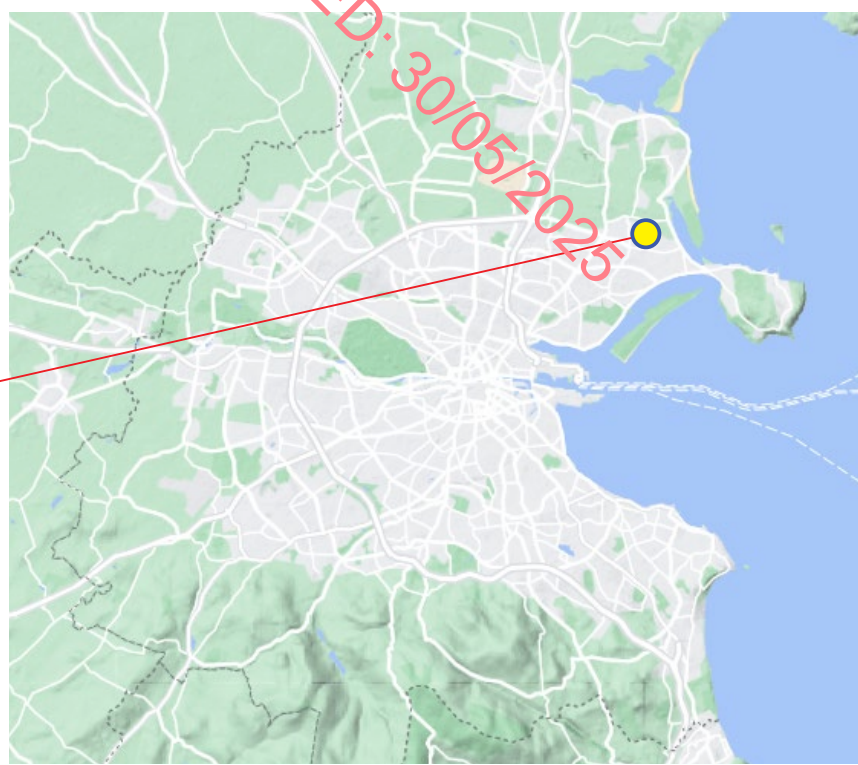


1. SITE CONTEXT

Site Location



 Subject Lands



Clongriffin lies approximately 9km to the northeast of Dublin City Centre adjacent the City Council's boundary with Fingal County Council. Located between Dublin Airport and the M1/M50 to the northwest/west and the coast in the east. The Subject sites are part of the wider Belltree estate, and bordered by multiple existing residential developments.





2. DESIGN PROPOSAL

Landscape Masterplan



A residential development on two separate sites located on (i) the corner of Park Street and Park Terrace South, and (ii) the corner of Park Street and Park Terrace North, at Clongriffin, Dublin 13. The proposed development will consist of the construction of 14 houses comprising 10 no. 3-bedroom 3-storey houses, 2 no. 3-bedroom 2 ½ -storey houses, and 2 no. 4-bedroom 3-storey houses, 14 no. off-street car parking spaces and 1 no. on-street visitor car parking space, 8 no. bicycle stores with capacity for 3 no. bikes each and located to the front of the 8 no. mid-terrace houses (24 bicycle spaces in total), plus all associated and ancillary works necessary to facilitate the development.

**SOFT LANDSCAPE**  
**Proposed Tree Planting**

No.	Name	Size
T1	Alnus spp.	18 - 20cm girth
T2	Carpinus spp.	18 - 20cm girth
T3	Liquidambar styraciflua 'Fastigiata'	200cm

**G1 Amenity Grass (Open Space)**  
300mm min. Topsoil depth

**G2 Amenity Grass (Private Gardens)**  
300mm min. Topsoil depth

**M1 - Wildflower / Meadow Seed Mix**  
An appropriate dry meadow type with wildflowers for these areas would simulate NVC type MG5. Appropriate herbs for this type of meadow include:

*Agrostis capillaris, anthoxanthum odoratu, centaurea nigra, cynosurus cristatus, pestuca rubra, galium verum, leontodon autumnalis, leontodon hispidus, leucanthemum vulgare, lotus corniculatus, pimpinella saxifraga, plantago lanceolata, poa pratensis, primula veris, trifolium pratense, ranunculus acris, ranunculus bulbosus, rhinanthus minor, rumex acetosa*

**S1 - Shrub Planting**  
450mm topsoil depth

Code	Species Name	Specification
S1	Lavandula angustifolia	3L
S2	Verbena grandiflora	2L
S3	Cistus corbariensis	3L
S4	Geranium spp.	3L
S5	Sarcococca	3L
S6	Cornus alba	2L
S7	Rosmarinus	1L
S8	Hypericum hidcote	2L

**H1 - Evergreen Hedgerow** (450mm topsoil depth / 100cm double staggered row)

Species Name	Specification	Centres
<i>Ilex aquifolium</i>	c/g 2L 40-60cm ht.	500mm

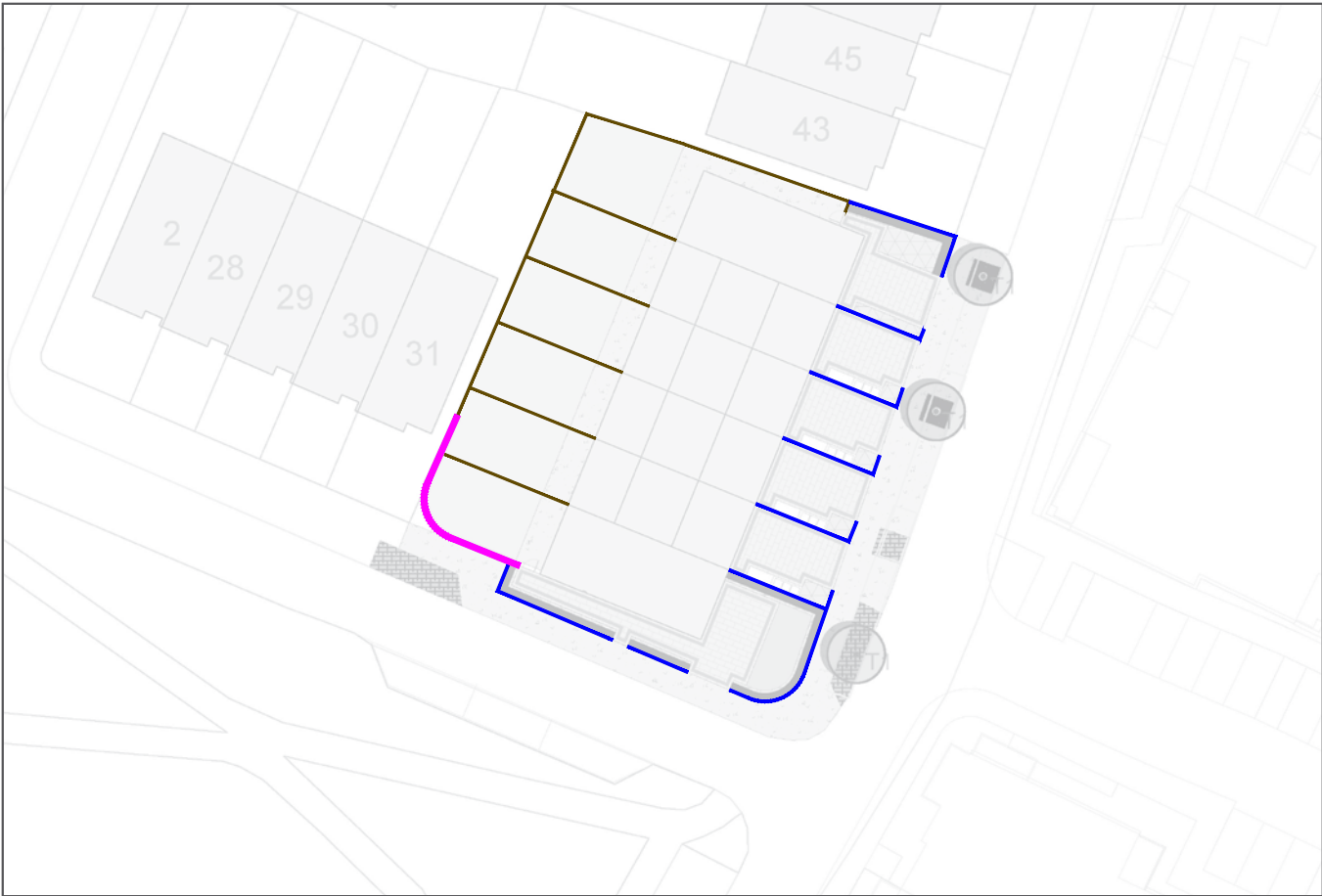
**HARD LANDSCAPE**  
**Public Parking Bay Paving** (or similar approved)  
Kilsaran Clima-Pave Slane - Curragh Gold  
Size: 200x100x80mm. Herringbone.  
Border: ClimaPave Newgrange.  
3 Size Mix x 80mm in Black Granite. Soldier Course.

**Permeable Paving** (or similar approved)  
Kilsaran Clima-Pave Slane - Curragh Gold  
Size: 200x100x80mm. Soldier Course.  
Border: ClimaPave Newgrange.  
3 Size Mix x 80mm in Silver Granite. Soldier Course.

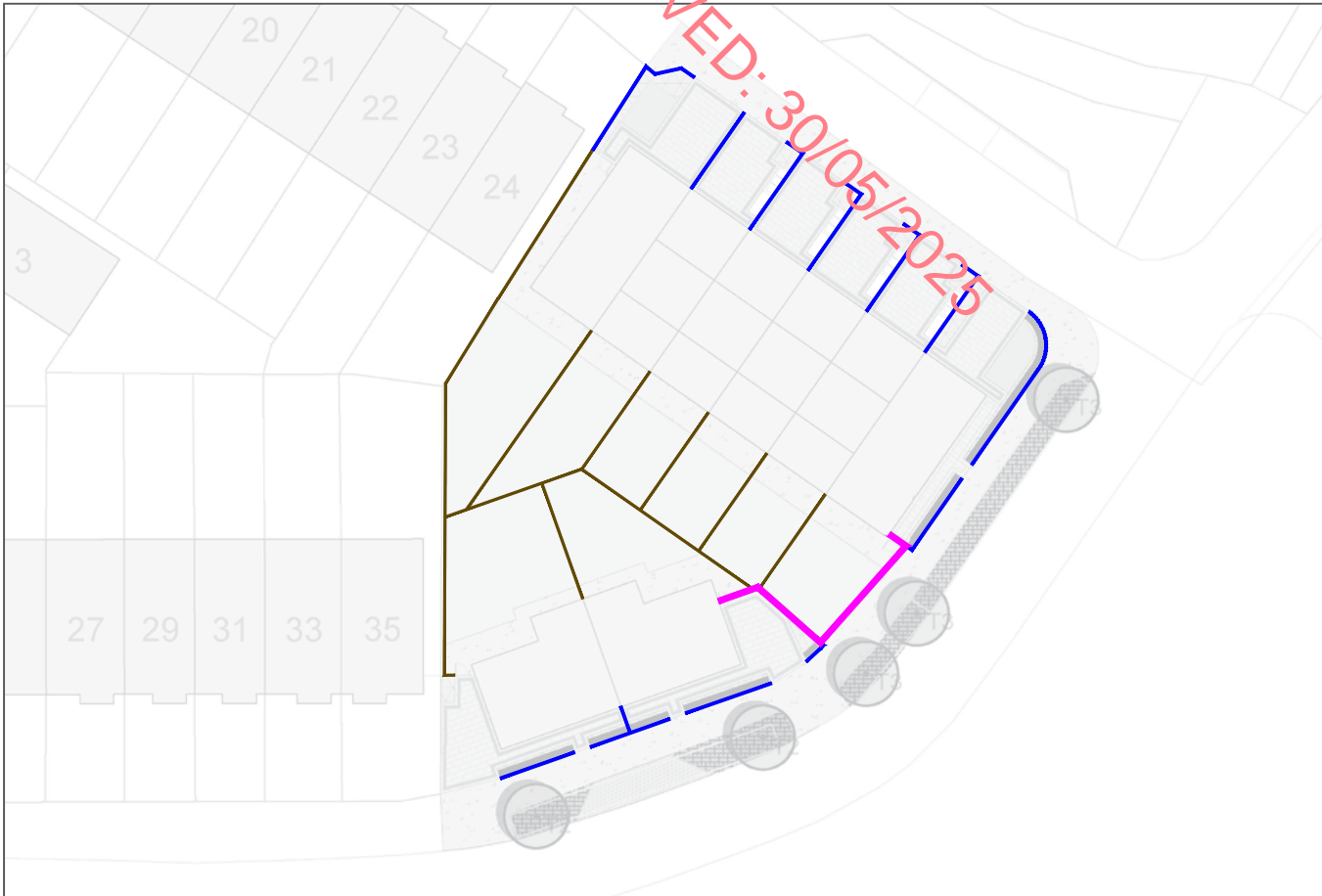
**Concrete Footpath** (to Engineer's Specification)  
In-situ concrete. Brushed with trowel edge finish



Boundary Treatment Plan



Proposed Boundaries - North Belltree Site



Proposed Boundaries - South Belltree Site



Feature Wall (2m high)  
Rendered Block wall with brick thread,  
coping, and piers. or similar approved



Bow Top Railing (1.2m high)  
Galvanised and painted black.,  
or similar approved



Residential Boundary Fence (1.8m high)  
Timber Panel Fence with concrete post &  
gravel board, or similar approved.

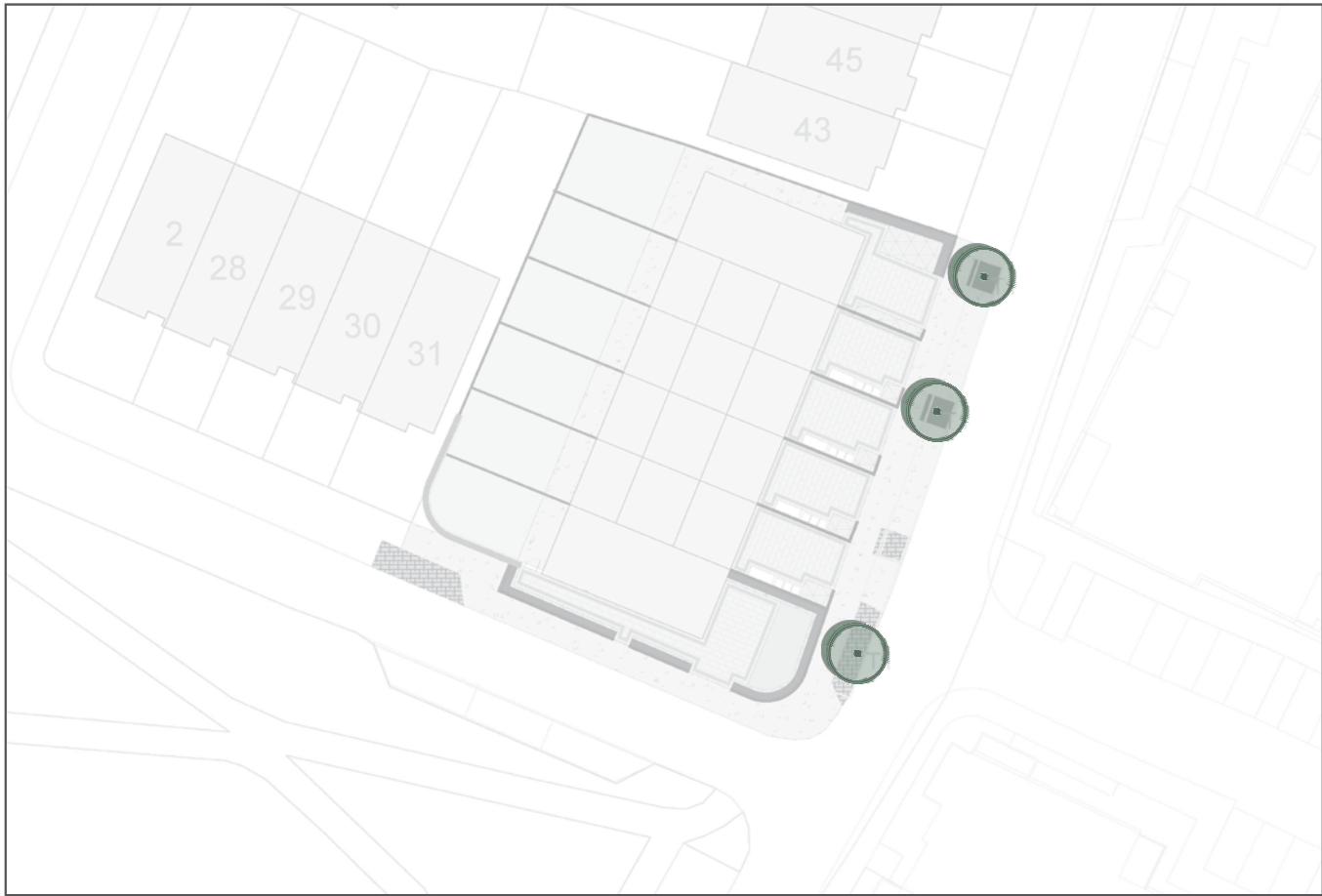




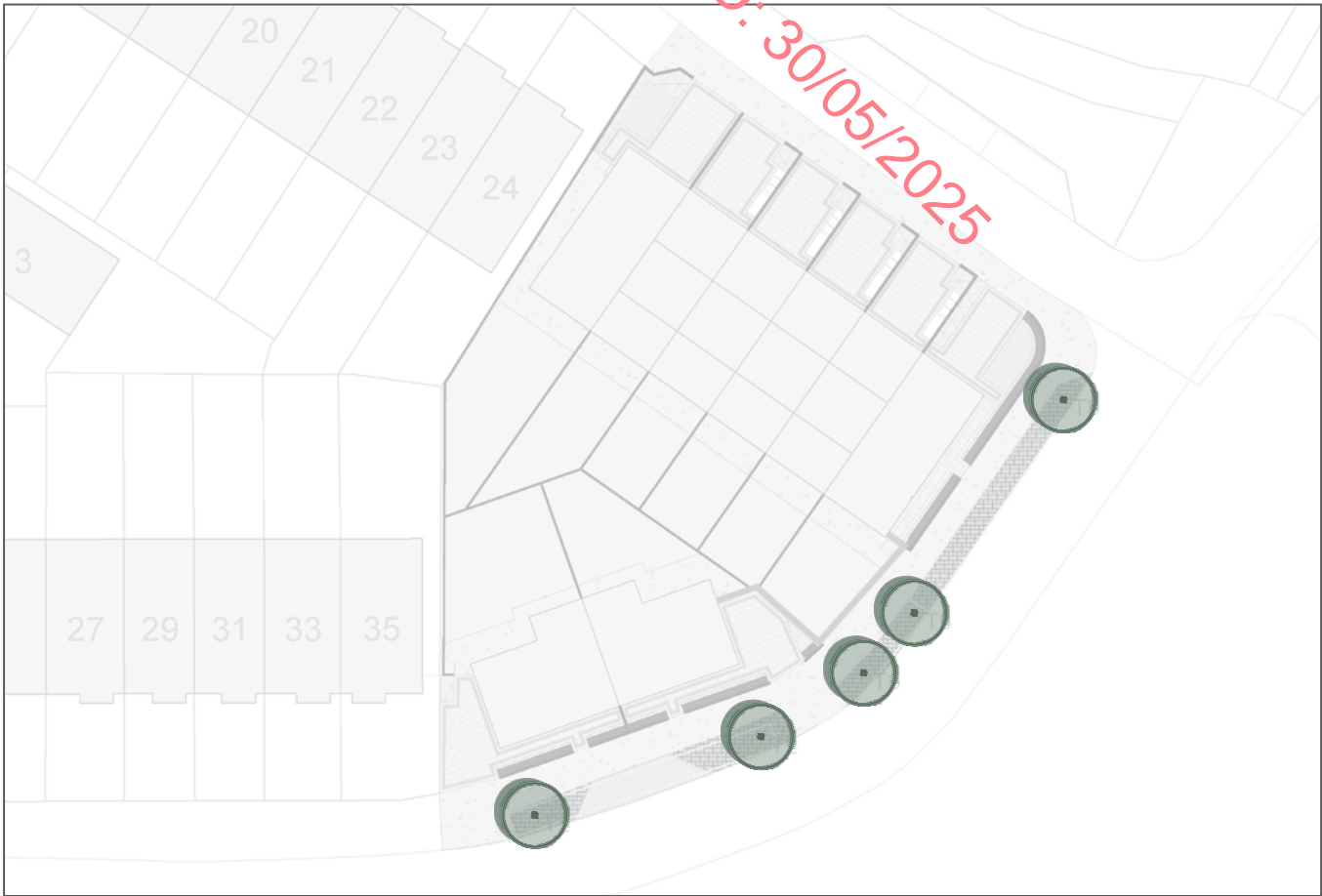
3. LANDSCAPE FEATURES

Proposed Planting - Trees

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Proposed Tree Planting - North Belltree Site



Proposed Tree Planting - South Belltree Site



Alnus spp.



Carpinus betulus spp.



Liquidambar styraciflua  
'Fastigiata'



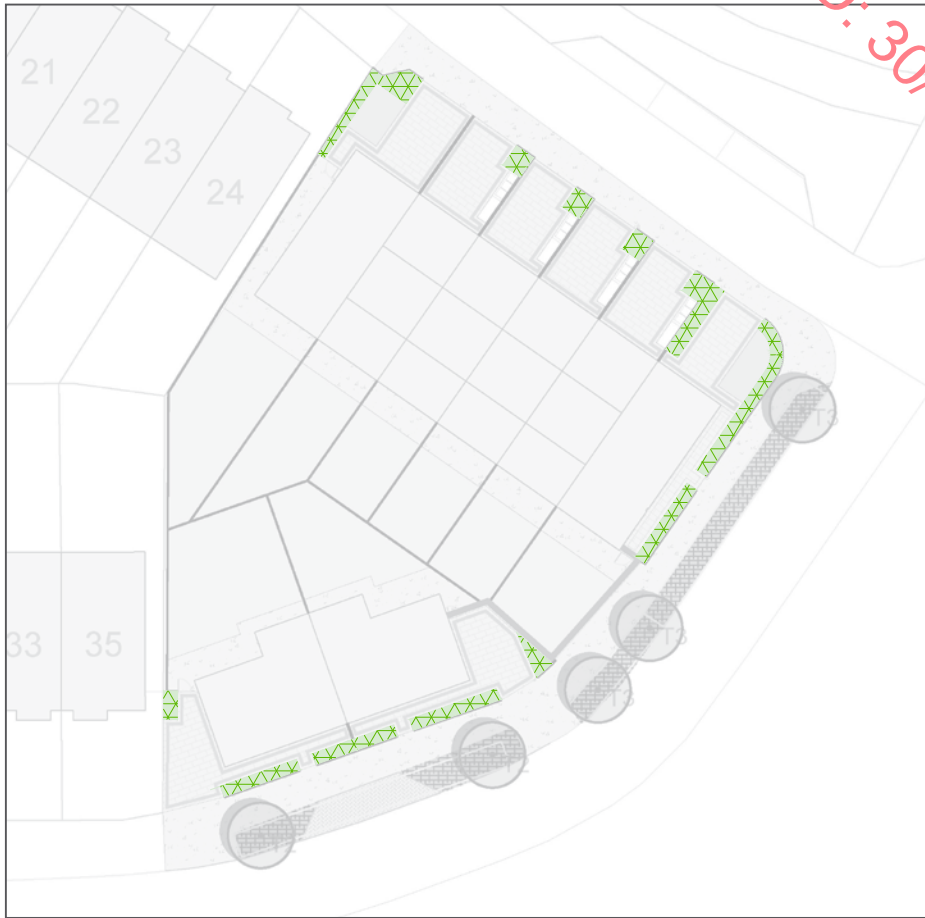
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Cistus corbariensis



Proposed Shrub Planting - North Belltree Site



Proposed Shrub Planting - South Belltree Site



Cornus alba



Verbena grandiflora



Hypericum hidcote



Geranium



Sarcococca



Rosmarinus



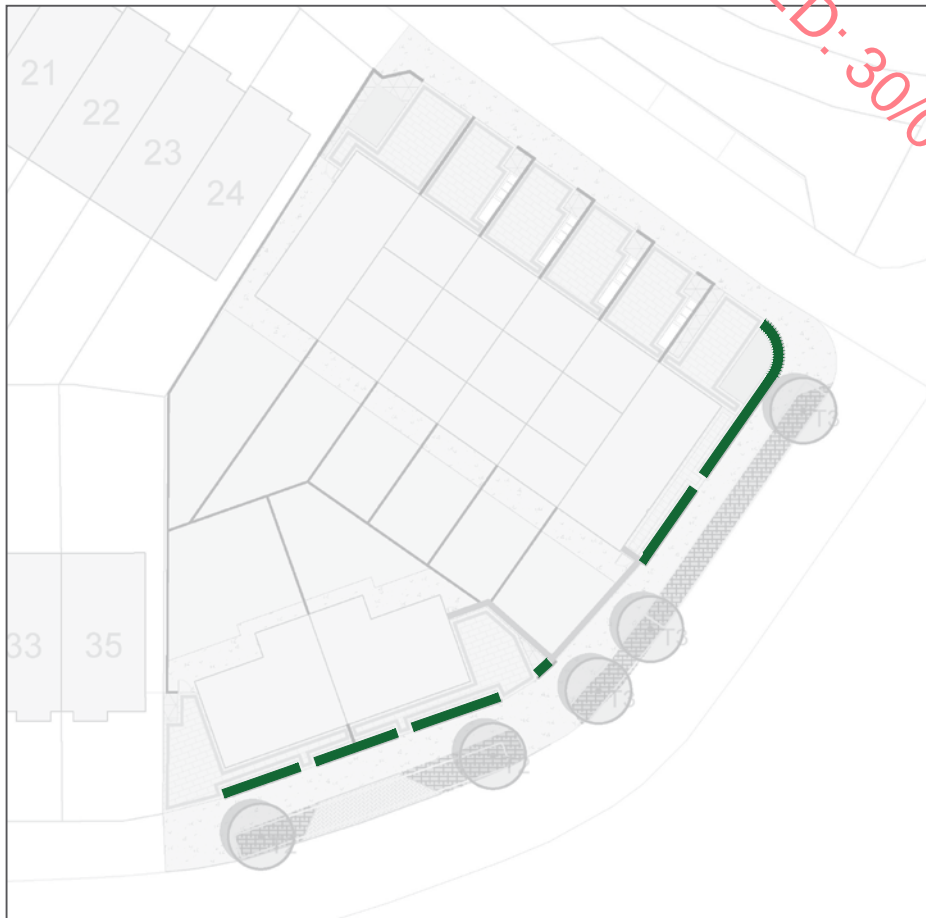
Lavandula angustifolia



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Proposed Hedgerow Planting - North Belltree Site



Proposed Hedgerow Planting - South Belltree Site

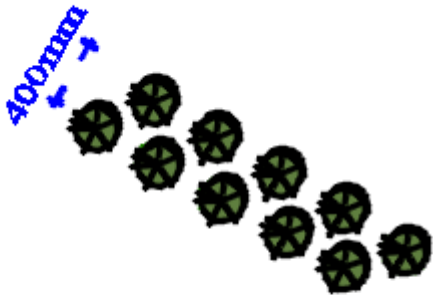


Ilex aquifolium



**Hedgerow Planting Detail**

Hedge mix  
60-90mm



50 x 50 stake tied with a  
single rubber gut tie.  
2 rows @ 500mm centres -400mm  
apart,



Proposed Planting - Wildflower



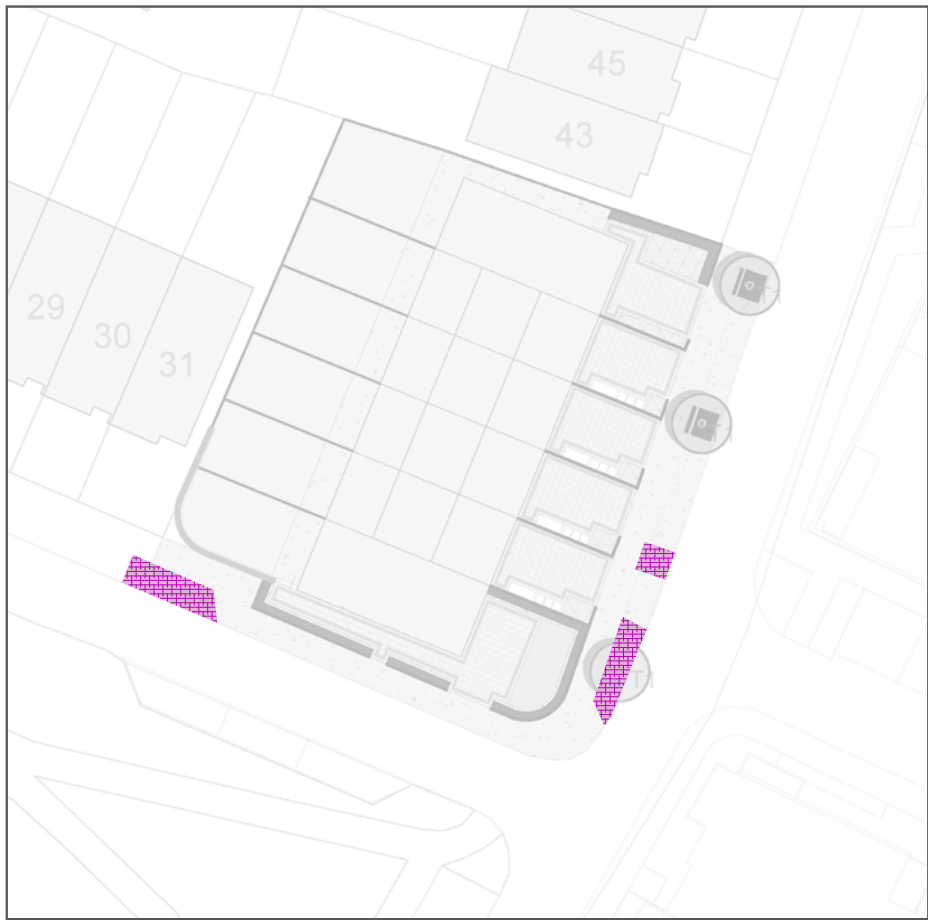
Bird's-foot trefoil  
*Lotus corniculatus*



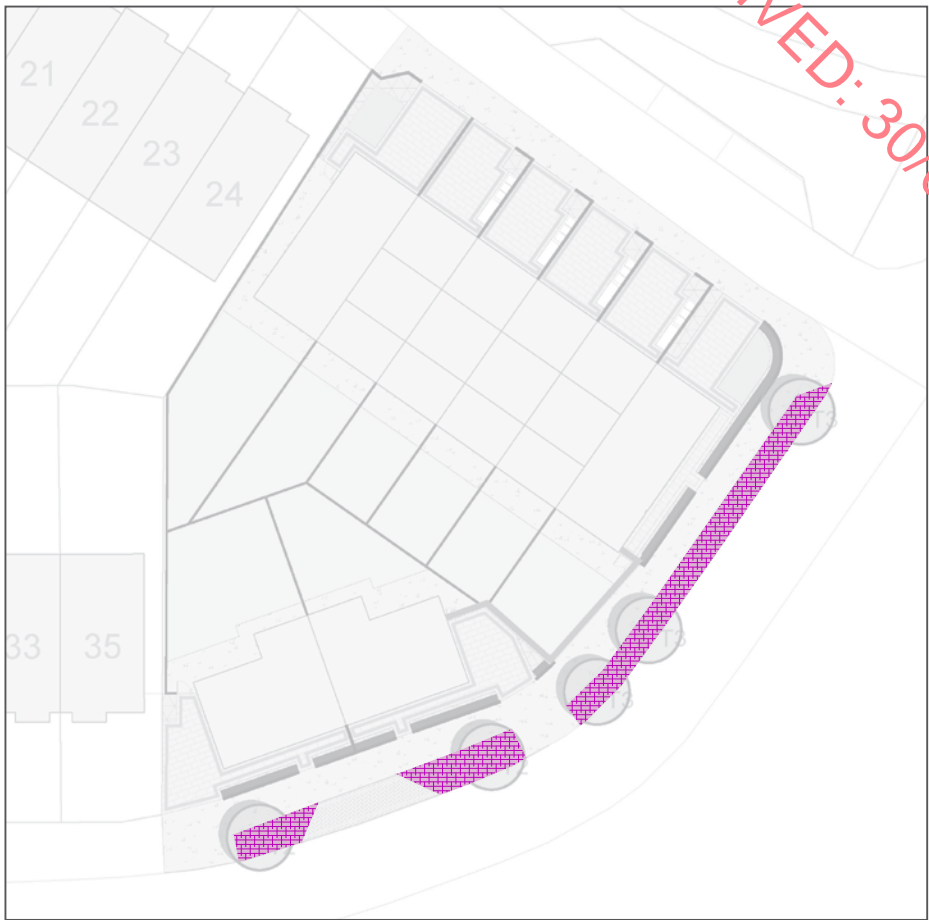
Oxeye daisy  
*Leucanthemum vulgaris*



Common knapweed  
*Centaura nigra*



Proposed Wildflower Meadow - North Belltree Site



Proposed Wildflower Meadow - South Belltree Site



Red clover  
*Trifolium pratense*



Cowslip  
*Primula veris*

Note: The Wildflower Meadow will need to be cut once in Autumn (Late August/Early September) with a tractor and mower. Leave the mowings for a few days to allow seed to drop to the ground. Then it should be baled and bales removed.



Common sorrel  
*Rumex acetosa*



Burnet saxifrage  
*Pimpinella saxifraga*



Autumn hawkbit  
*Leontodon autumnalis*



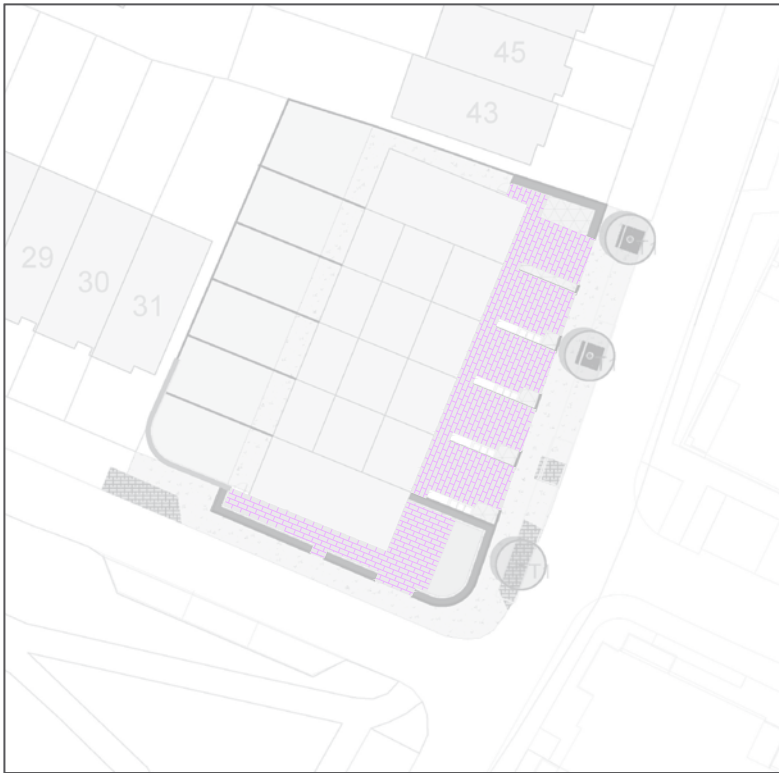
Meadow buttercup  
*Ranunculus acris*



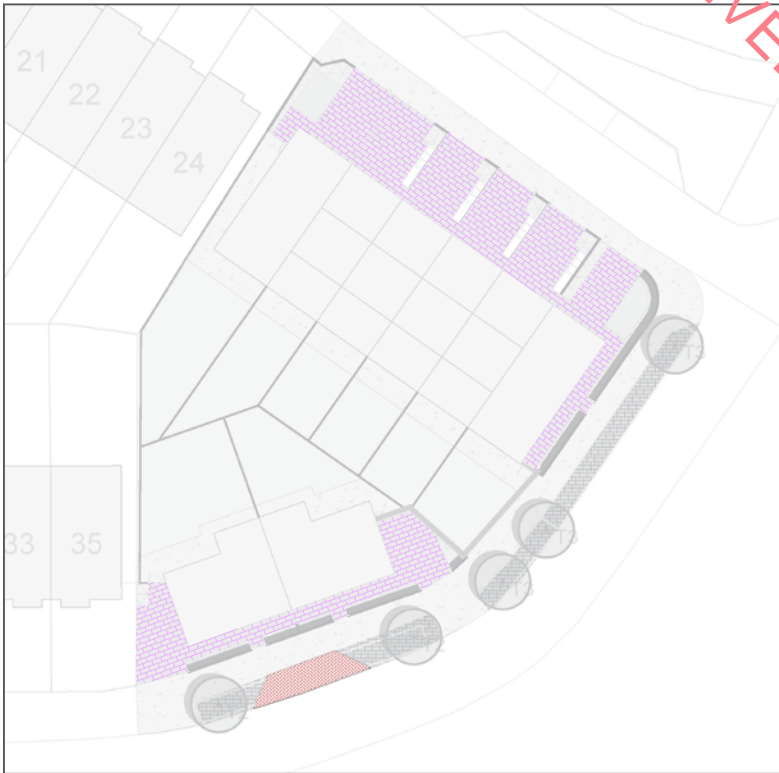
Lady's-bedstraw  
*Galium verum*



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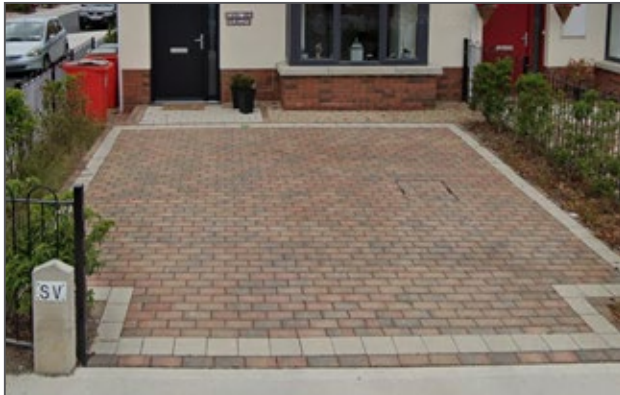
Proposed Paving / Parking Bays - North Belltree



Proposed Paving / Parking Bays - South Belltree



Concrete Footpath  
(to Engineer's Specification)  
In-situ concrete. Brushed with trowel  
edge finish



Permeable Paving - Private  
Kilsaran Clima-Pave Slane  
(Curragh Gold)  
Size: 200x100x80mm. Soldier Course.  
Border: ClimaPave Newgrange.  
3 Size Mix x 80mm in Silver Granite.  
Soldier Course.  
(or similar approved)

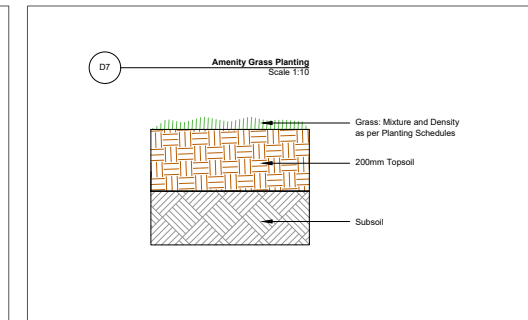
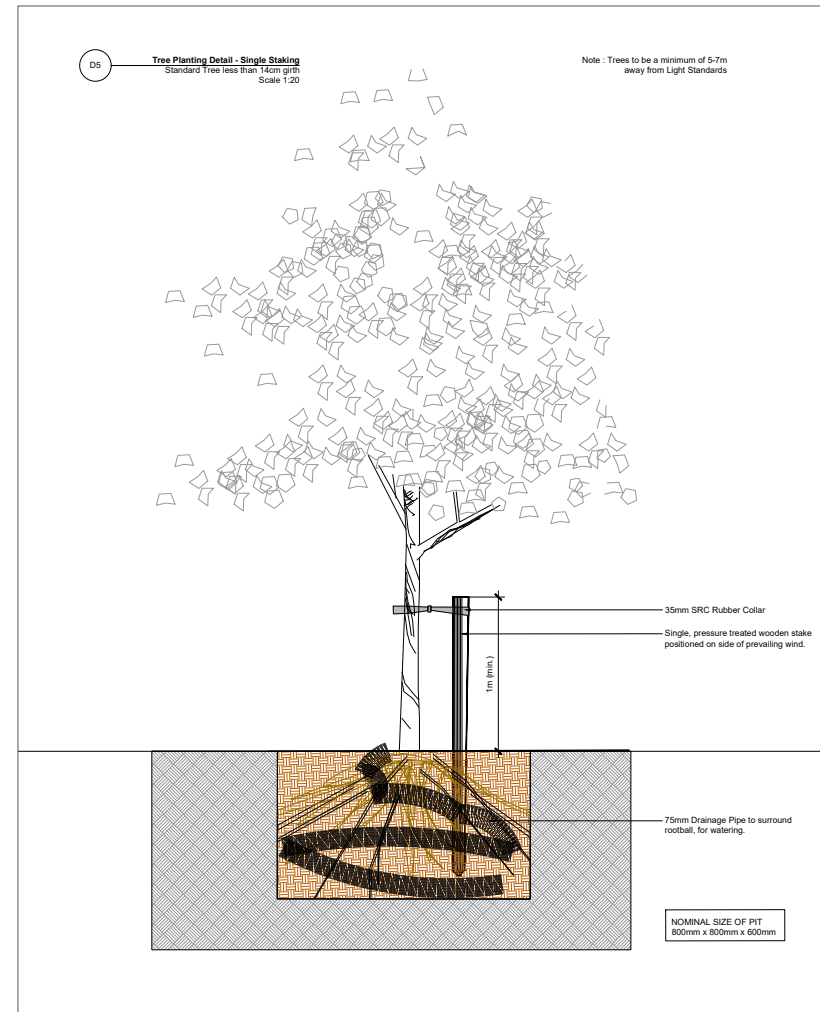
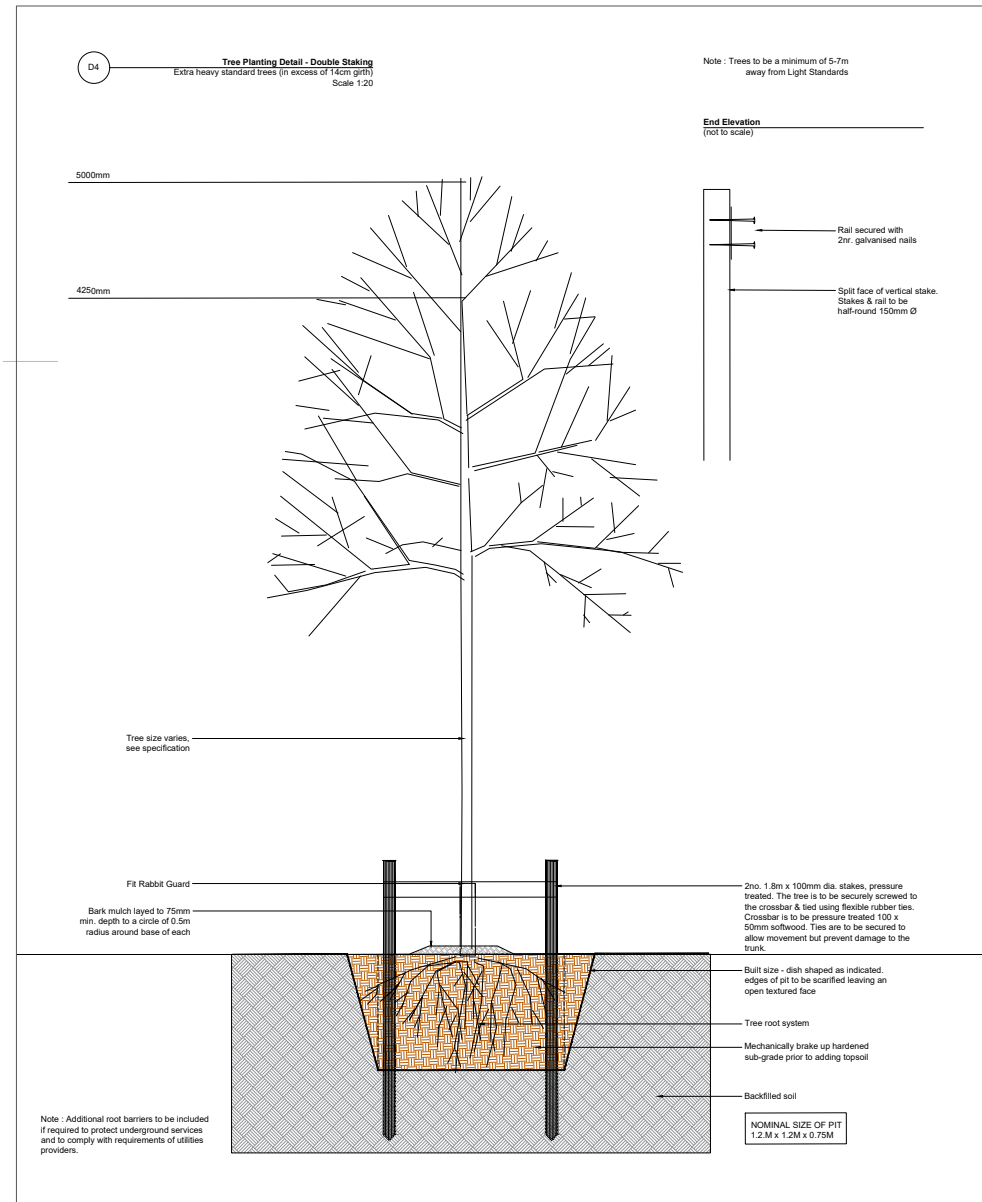
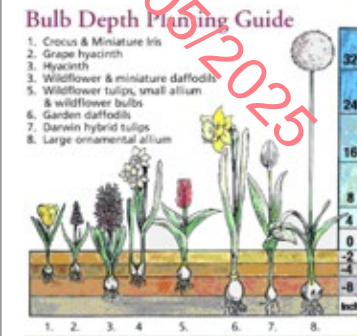
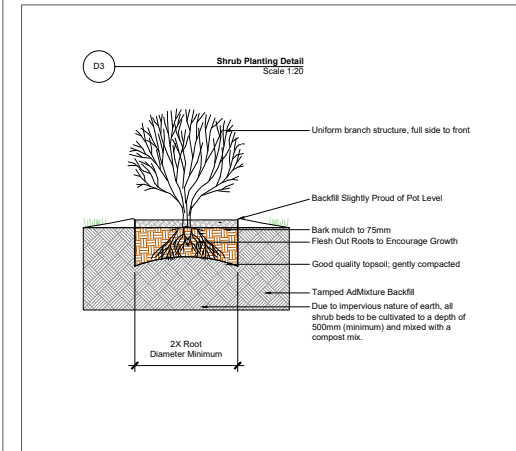
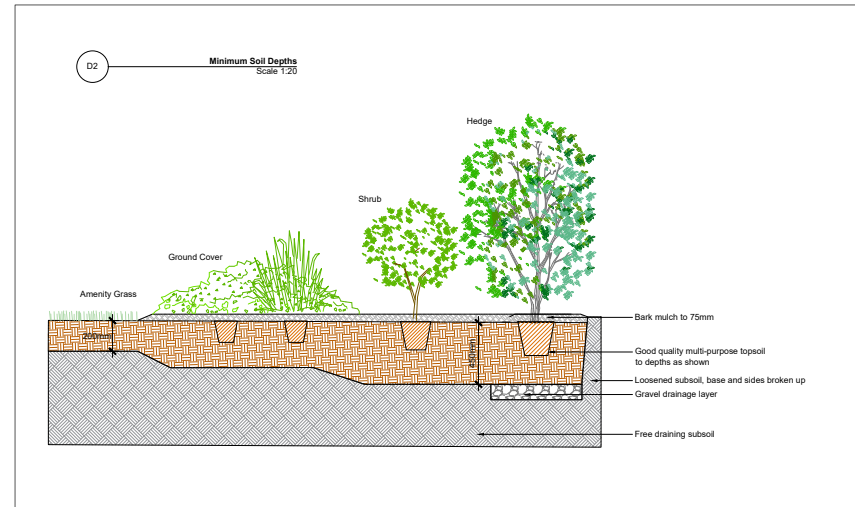
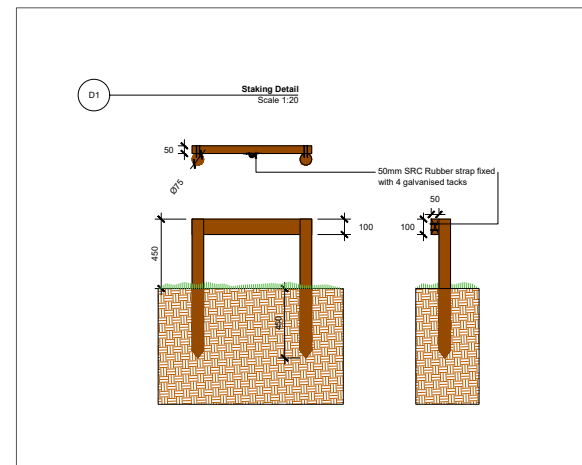


Permeable Paving - Public Parking  
Kilsaran Clima-Pave Slane -  
(Curragh Gold)  
Size: 200x100x80mm. Herringbone.  
Border: ClimaPave Newgrange.  
3 Size Mix x 80mm in Black Granite.  
Soldier Course.  
(or similar approved)

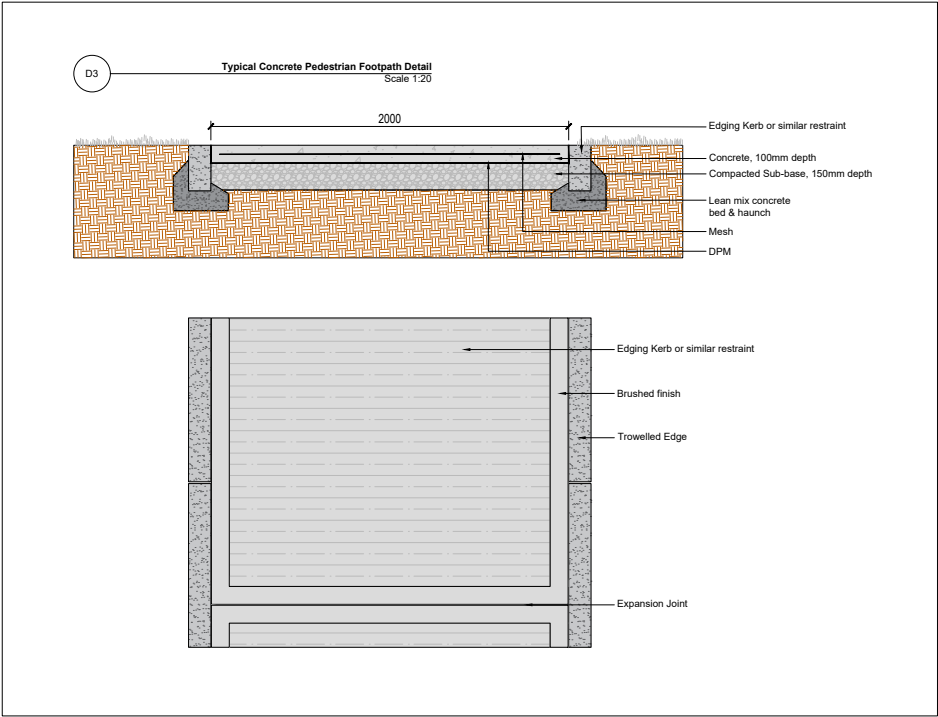
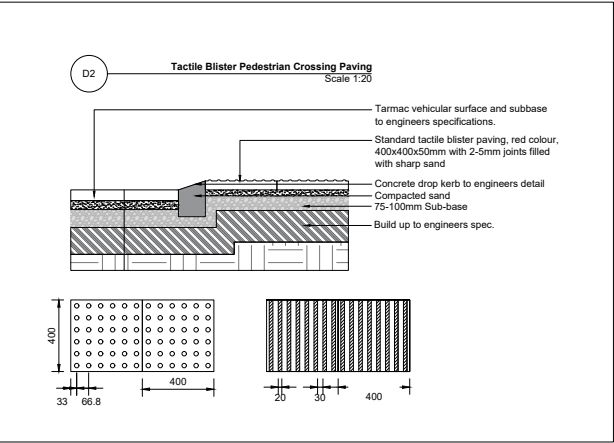
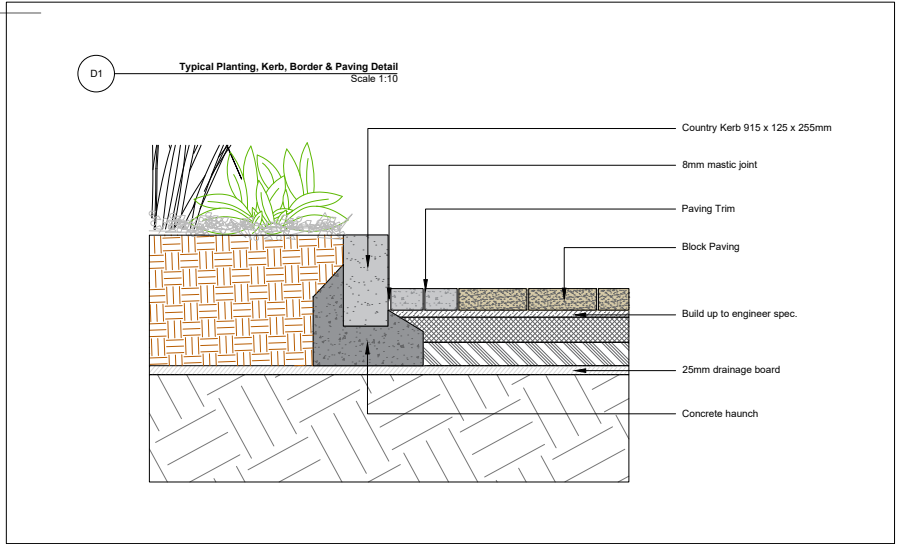
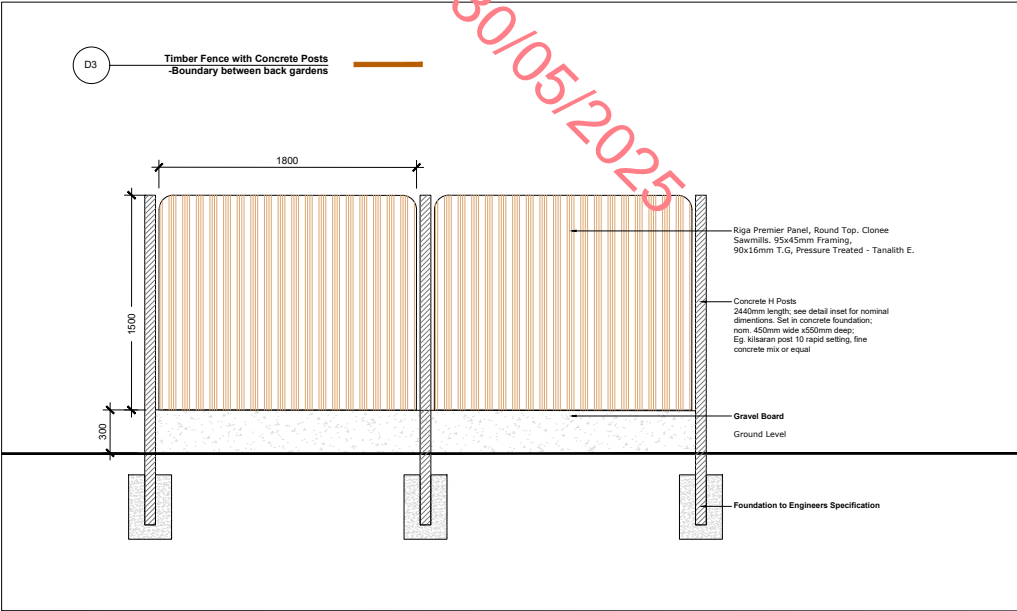
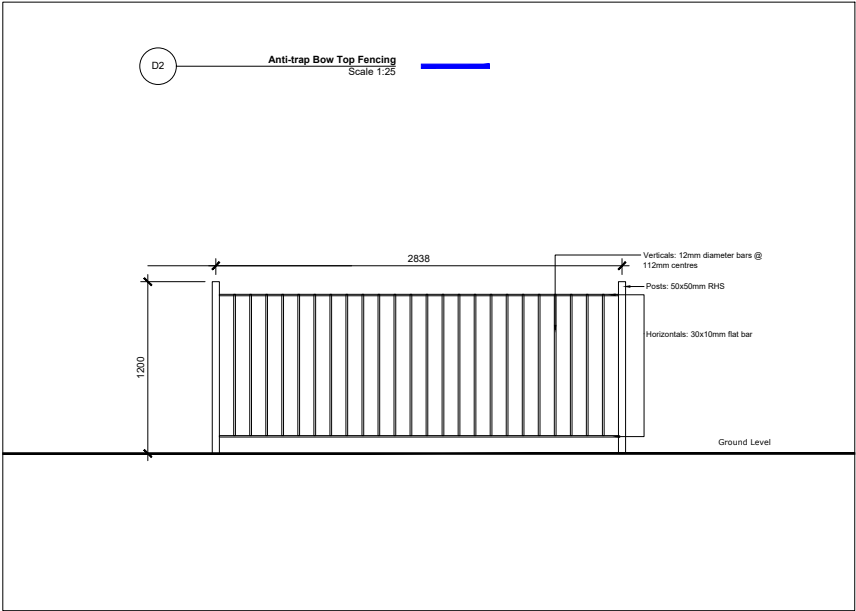
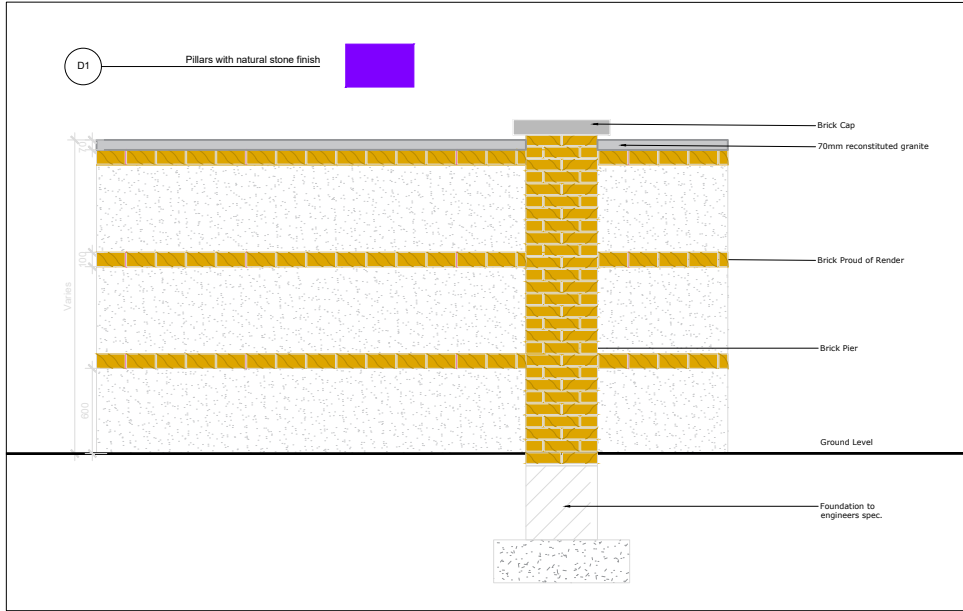


### 3. DETAIL DESIGN

### Soft Landscape Details

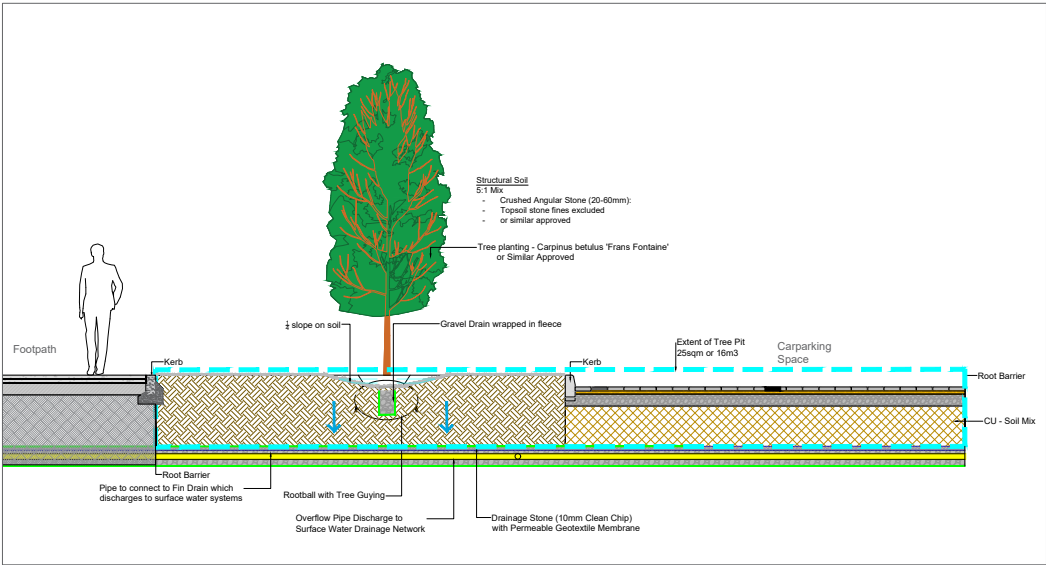


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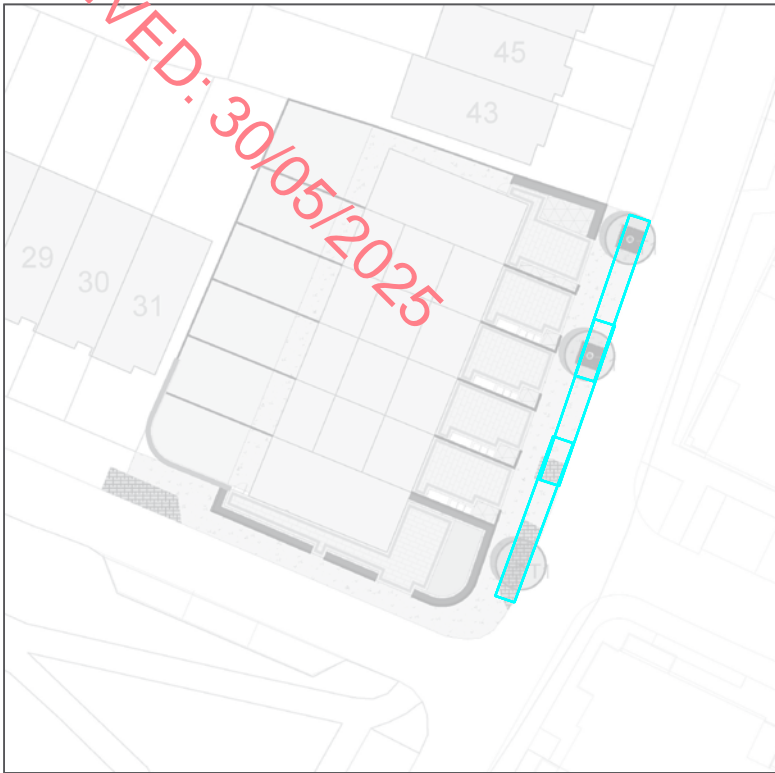
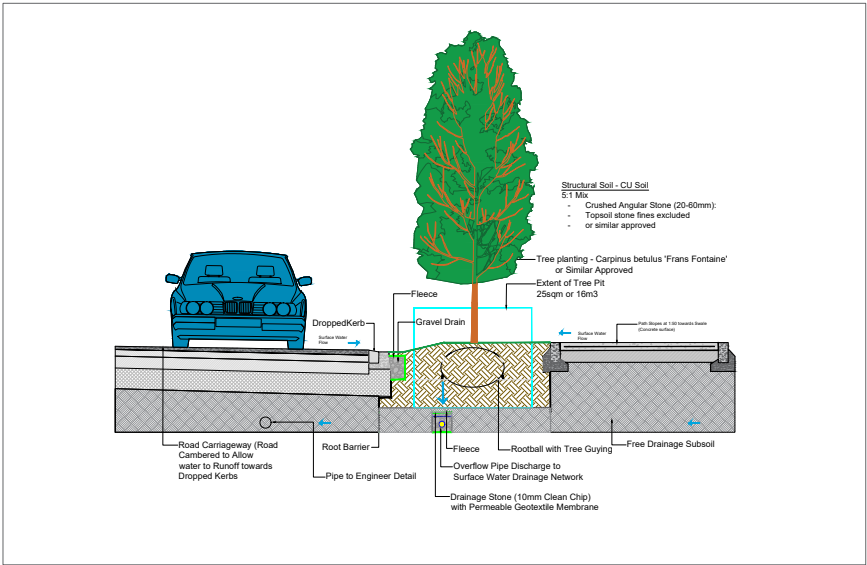




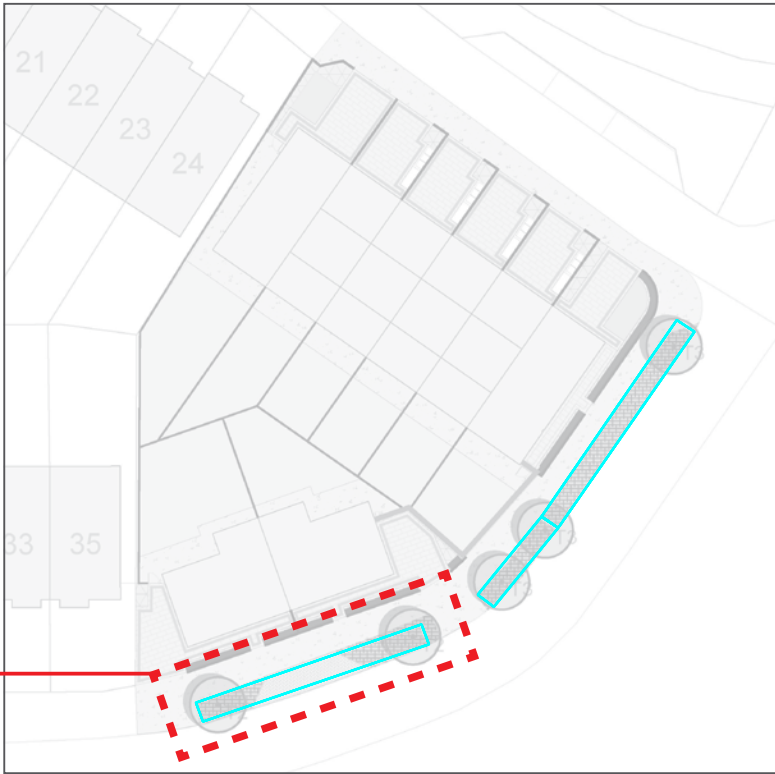
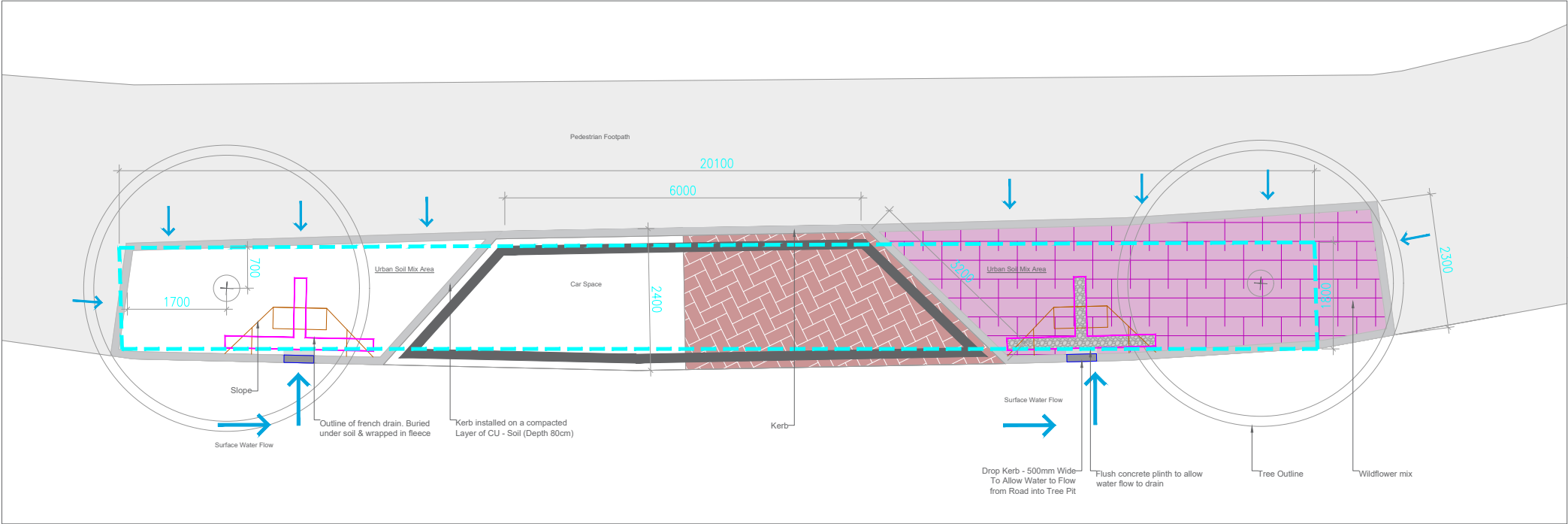
Tree Pit Details



Plan View of Urban Tree Pit (Planting) - Scale 1:50 @ A1



Tree Pit Locations - North Belltree Site



Tree Pit Locations - South Belltree Site

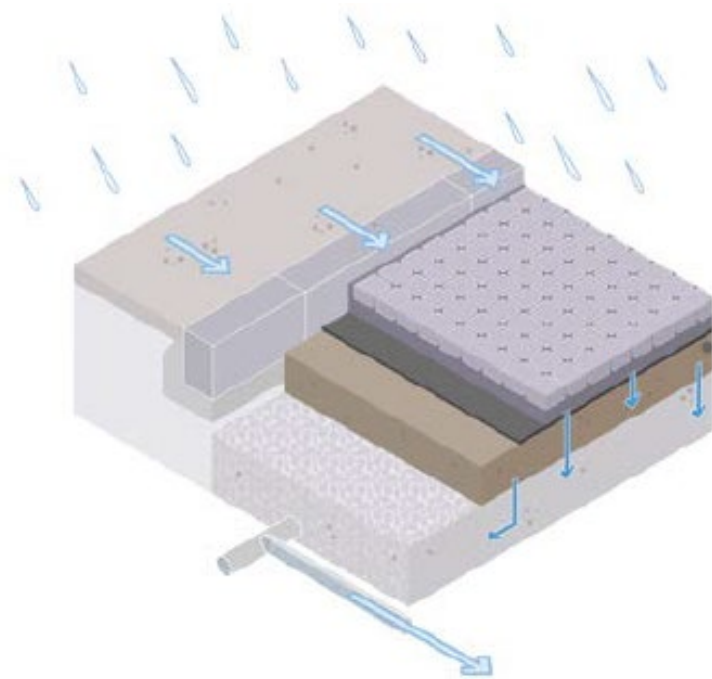
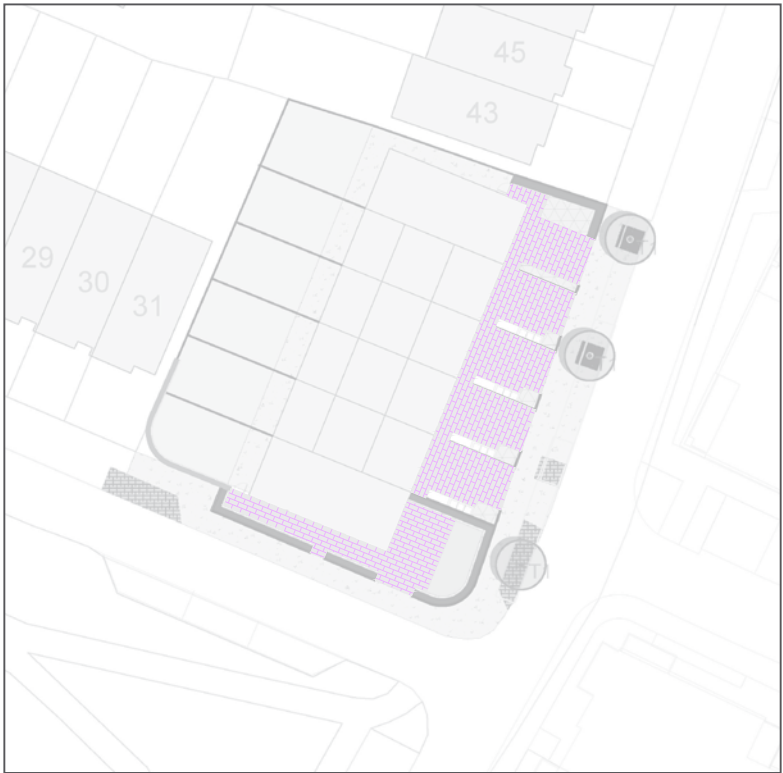


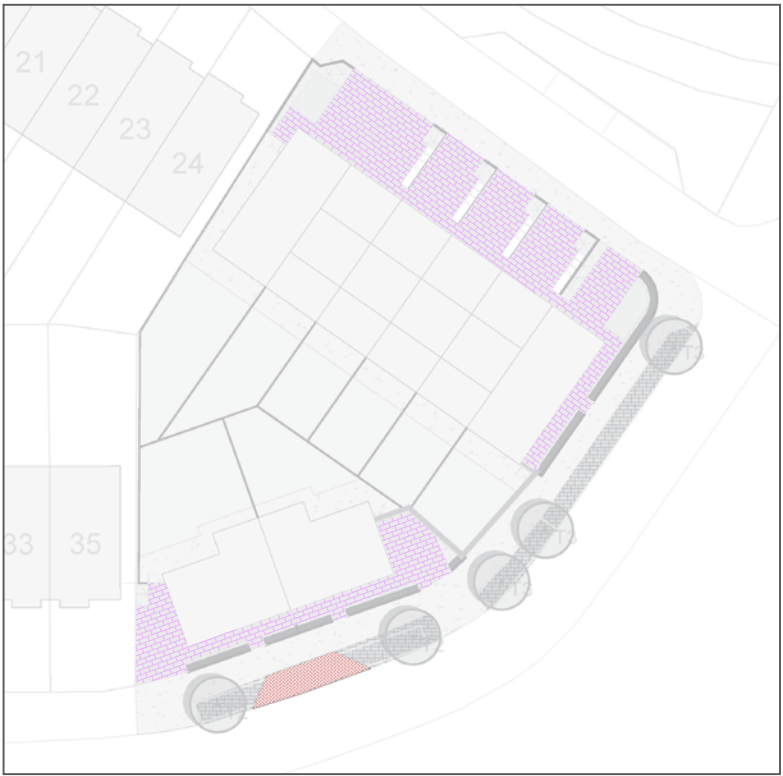
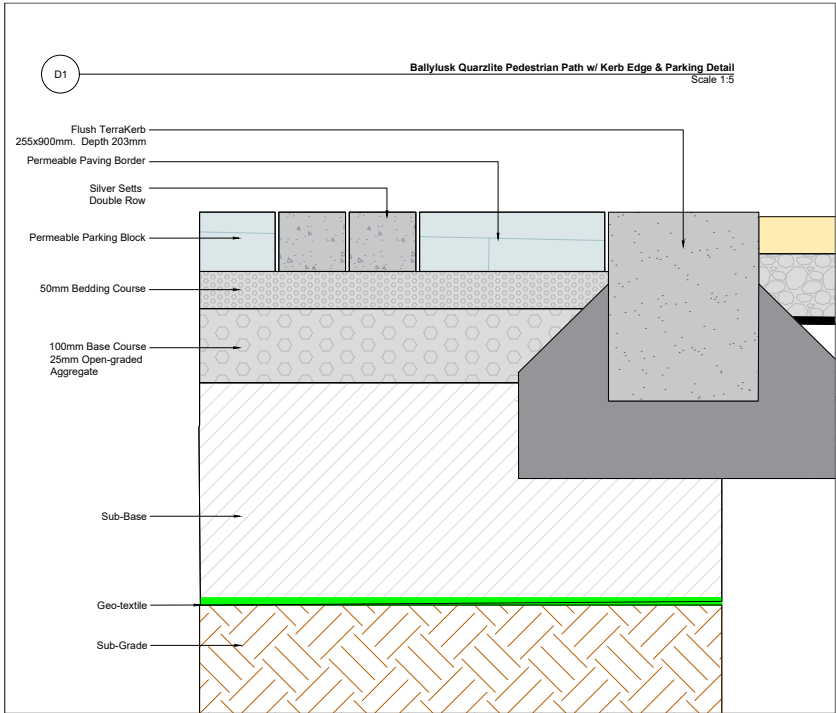
Diagram of Permeable Paving in parking bays



Permeable Parking Surfaces - North Belltree Site



Parking Bay Paving  
(or similar approved)  
Kilsaran Clima-Pave Slane -  
Curragh Gold  
Size: 200x100x80mm. Herringbone.  
Border: ClimaPave Newgrange.  
3 Size Mix x 80mm in Silver Granite.  
Soldier Course.  
(Black granite border for visiotr parking)



Permeable Parking Surfaces - South Belltree Site

Permeable surfaces direct rainfall straight into a SuDS structure for cleaning and storage or infiltration into the ground. Utilising:

1. pervious surface to allow water through the pavement surface
2. an open-graded sub-base layer that provides structural strength to the pavement with about 30% by volume available for water storage. The subbase designed structurally and hydraulically.
3. to avoid silt washing off adjacent landscape areas and leading to localised surface clogging., the following measures have been considered:
  - sloping adjacent landscape areas away,
  - using paved or turfed surfaces to adjacent areas,
  - proposing soil in adjacent planting beds at min. 50mm below the top of kerb with dense ground cover to bind the soil.



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## MULTIDISCIPLINARY DESIGN TEAM



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