



TREES & LIGHTING OVERLAY

Tree-Lighting Coordination:
Proposed trees have been strategically set back from lighting columns to ensure adequate horizontal separation at maturity, in line with best practice guidelines.

Lighting Clearance Zone:
Each lighting column includes a 5m radius clearance zone, within which no large canopy trees are proposed. This minimizes future obstruction and reduces the need for pruning or relocation.

Controlled Light Spill:
Light spill has been reduced by limiting the inclination angle of luminaires to 0-5%. The accompanying lighting layout drawing confirms that no overspill will affect the surrounding boundary areas.

Biodiversity Consideration – Bats:
The lighting strategy has been developed in accordance with Bat Conservation guidelines, ensuring protection of potential bat foraging or commuting routes along existing boundary

For detailed technical data and photometric modeling, please refer to the lighting engineer's report: **METEC Site Lighting Report – BRA-MET-ZZ-ZZZ-RP-ME-0100**

LEGEND

SOFT LANDSCAPE MATERIALS

- PROPOSED TREE Heavy Standard
- PROPOSED TREE Standard/Select standard/multistem
- SHRUBS/ WHIPS
- HERBACEOUS
- MEADOW with wildflower plugs & bulbs
- OPEN LAWN
- RAIN GARDEN - SHRUBS/ HERBACEOUS

NOTE: REFER TO PLANTING STRATEGY IN LANDSCAPE REPORT FOR MORE INFORMATION ON SHRUB AND HERBACEOUS MIXES

HARD LANDSCAPE MATERIALS

- GROUND FLOOR**
- PAVING TYPE 1 Ballyluk gravel
- PAVING TYPE 2 Brick Paving
- PAVING TYPE 3 Rubber Mulch
- PAVING TYPE 4 Grasscrete
- PAVING TYPE 5 Feature Granite Paving
- PAVING TYPE 9 Buff Tarmac
- PODIUM COURTYARD**
- PAVING TYPE 6 Exposed aggregate concrete
- PAVING TYPE 7 Resinbound & Granite Pavers
- PAVING TYPE 8 Granite Pavers
- STONE BOULDERS
- NATURE PLAY EQUIPMENT
- BENCH/SEATS
- RED LINE BOUNDARY
- BLUE LINE BOUNDARY

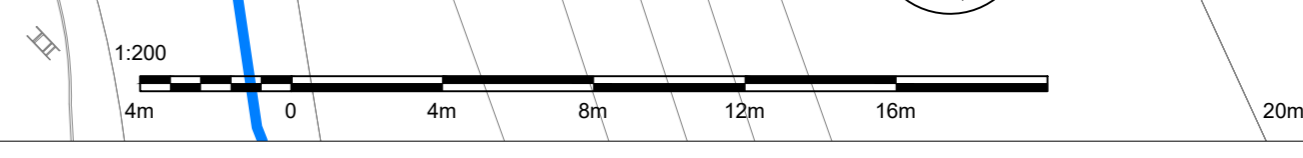
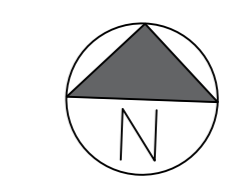
Housing permitted under Phase 1. Application Reference: ABP-311181-21)

DLR
WCC

Quarter

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Drawing / Document Name: Phase 1			
DN 2504			
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Scale @ A0	Drawn:	Checked:	Date:
1:200	PT/CK	BS	05/25
Project: Seagardens Phase 1 Block A			
Stage: Planning Application			
Title: DN2504_BSLA_P_004_LIGHTING OVERLAY			



Description	Date	By