



COADY
ARCHITECTS

KEERAUN HOUSING

LANDSCAPE REPORT

for

Planning Submission

September 2021

Job ref: 2633

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1.0 Introduction

This report provides a summary of key issues affecting landscape design development for the Keeraun Social Housing Scheme.

2.0 Project Brief

In general, the development is intended to provide a high-quality residential scheme of 71no. social houses, 8 of which are to be designed as traveller appropriate accommodation. There is a requirement for the traveller housing to be somewhat integrated but secluded from the remainder of the scheme. The use of landscaping for seclusion and privacy of the traveller element of the scheme is a main focus of the landscaping strategy

3.0 Constraints

Key issues affecting landscape design are as follows:

- The need to adequately address the significant setback required along the Ballymoneen Road to facilitate future road upgrade works
- The need to screen and soften the high enclosing wall required for privacy of the traveller site along the main access road into the estate
- The need to protect and enclose the ESB pole and stay wires located in the open space of the traveller site and adhere to the required restrictions around said pole
- The need to visually screen the proposed N6 Galway City Ring Road running along the eastern boundary of the site immediately adjacent to the proposed public amenity space for the scheme
- The need to create linkages to lands north and south of the subject site and in particular linkage to the proposed Greenway to the north eastern corner
- The need to provide an aesthetically pleasing public amenity space that is useable by residents of all ages and levels of physical ability
- The need to deal with the significantly undulating topography of the site with pink granite outcrops immediately under the surface in places whilst other areas have significant depths of marshy peat adjacent to a small land drain that traverses the site from north to south
- The need to mitigate against impacts on local flora and fauna and create a landscaped scheme that will encourage biodiversity throughout the site.

4.0 Landscape Masterplan

4.1 Site Layout

The housing layout has been developed to provide a legible and accessible residential environment which meets the development density stated in the project brief while remaining compatible with the local semi-rural setting in the suburbs of Galway city. The layout is generally composed of a series of terraced housing blocks arranged around a central green area that will serve as the public amenity space for the scheme overlooked by more than 70% of the residential units. The traveller houses are clustered in the northern corner of the site as required by the proposed residents, arranged around their own functional, mainly hard landscaped amenity space. The development is permeable and facilitates good pedestrian movement throughout, with good potential for pedestrian, cycle, and vehicular linkages north and south in keeping with the wider planning strategy for the overall area development.

Landscape inputs have focused on providing screening and shelter in required areas, using a good mix of local plant species that will assimilate themselves into the rural context and add to the bio diversity of the area. In other areas such as along the Ballymoneen Road and throughout the central

public amenity space, planting and landscape have been used for visual interest, working with the existing topography as closely as possible, and reusing granite boulders excavated during construction to reinsert as natural landscape features. Natural features will also be used for informal play and seating throughout the central amenity space.

It is inevitable that the removal of a certain amount of existing scrub and hedgerow will be required to facilitate the proposed development. Such occurrences reflect the challenges encountered in developing sites of this nature, but every effort has been made to minimise impacts on landscape.

4.2 Site & Plot Boundaries

The existing site boundaries are defined by a relatively recently built stone faced boundary wall to the north, a new post and wire fence boundary defining the N6 road corridor to the east, and original overgrown field boundaries to the south and west.

The proposed boundary treatments are outlined on Architect's drwg no. 2633-KEE-COA-00-ZZ-DR-A-0516. The existing northern boundary will remain in place along its entire length. Isolated sections of this wall, as indicated on the drawing, will be removed if the lands to the north are developed, to allow vehicular and pedestrian connectivity to the subject scheme. The eastern boundary along the N6 will be defined by a 1.8m high metal railing with a generous depth of dense screen planting that over time will develop into a green wall to visually screen the N6 from the public amenity space. The southern field boundary will be removed and replaced with a 2.1m high fairfaced block wall boundary to separate rear gardens from the proposed development to the south. A removeable metal post and wire mesh fence is proposed at two points along the boundary to allow for possible future connectivity to lands to the south. Towards the front of the site, forward of any proposed development, the existing field boundary will be allowed remain. The Ballymoneen Road boundary to the west will be completely removed to allow for safe access and egress from the site entrance. The boundary to the north of the main estate access point, will be replaced by a 2.4m high stone faced wall enclosing the traveller site, set back 8m from the existing Ballymoneen road edge. To the south, a 3 storey apartment unit will directly address the Ballymoneen Road, set behind the landscaped verge. This 8m verge along the Ballymoneen Road will be landscaped with planted drumlins interspersed with granite boulders removed from the site during site excavations to create a visually interesting, biodiverse habitat of plants and wildlife in keeping with the existing rural character of the area. This verge will allow for future upgrade works to the Ballymoneen Road.

Plot boundaries will be 2.1m high plastered block walls where they are adjacent to public spaces, 2.1m high fairfaced block where they are between blocks of houses, and 1.8m high concrete post with infill concrete panel where they are between units. 2.4m high enclosing walls along the main access road towards the front of the site will be stone faced on their public side with climbing plants at their base to give the impression over time of a natural field boundary.

4.3 Open Space

The main open space for the development is provided towards the rear of the site, where it is easily accessible and overlooked by more than 70% of the residential units in the scheme. The open space will follow as much as possible the existing topography, using the natural slope for tiered informal seating and informal play. The area will be zoned to provide a range of amenities for all age profiles, using natural features for informal play and seating where appropriate. The largest central area over the underground attenuation tank will be designated as an informal kick-about space, there is a formal single hoop half court basketball area to the east doubling as a hangout space for teenage kids, a screen planted seating area to the east for older people to congregate, and an informal play area for younger kids, centrally located where they can be supervised from the seating area. A series of pathways wind through the entire open space and link to the northern and southern boundaries.

These are intended to provide for both cycle and pedestrian linkage through the site and on to the Keeraun Boithrin proposed as a future Greenway in the GCC Development Plan.

To the immediate south west of the public space it is proposed to locate the ESB Substation for the development, where it will be visually screened with fast growing planting.

Within the traveller site, there is a separate extent of open space around which the houses are clustered. This space has been developed through consultation with the traveller community and is much more utilitarian hard surfaced space suitable for use as a utilities yard and circulation space for larger vehicles. Due to the low traffic speeds associated with a cul-de-sac, it can also be used as a hard surfaced play area for kids. A small seating area is proposed adjacent to this space for informal community gatherings or parent supervision.

4.4 Circulation

The development is provided with a simple and logical road network allowing a rationalised provision of mainly shared on street parking within close proximity of all units. Pedestrian footpaths run adjacent to at least one side of all access roads providing safe pedestrian passage north south and east west through the scheme. Raised crossing points are provided both as a traffic calming measure along straight runs of roadway and also to further provide for safe pedestrian movement along desired routes through the scheme. Cycle movement is intended for the most part to be shared with vehicular road network with the exception of the north south route through the open space that is intended to eventually link the proposed development to the south with the proposed Greenway to the north. Some of this route is a designated cycle route and some shared with pedestrians. The Local Area Plan aspiration for permeability through adjacent housing developments has been carefully considered, with road network, pedestrian pathways, and underground utilities brought right up to the existing site boundaries to the north and south. Temporary boundary treatments are proposed at these points that can be removed with relative ease if circumstances allow such connection to be realised at a future date.

4.5 Hard Landscape

Hard landscape materials have been selected with quality, robustness and ease of maintenance in mind. Hot rolled asphalt will be used for road surfaces while selected sections will be highlighted with coloured chippings and finished out as raised tables for traffic calming purposes. The northern leg of roadway along the public amenity space will also be surfaced in coloured asphalt, raised to footpath level, to achieve a seamless transition from road to landscape. This is proposed in the spirit of providing “Homezone” areas within the scheme.

Car parking bays will be enclosed by edging kerbs and finished out with coloured asphalt for visual interest and contrast.

All footpaths along road edges and through the central open space will have a brushed concrete finish. This will allow for ease of movement through the open space for elderly and wheelchair bound, and also allows the pathways be used as an informal skateboard facility for younger people.

Where on-street parking is provided, the front curtilage of units will have a brushed concrete surface finish to paths and bin stores. Where on-curtilage parking is provided, this will have a coloured asphalt finish.

A privacy strip of planting along the footpath edge has been provided outside ground floor bedroom windows wherever required.

Private amenity space of the traveller houses will be provided with a brushed concrete surface finish as requested by proposed residents to achieve a low maintenance private space.

4.6 Soft Landscaping

The planting schedule for the scheme is set out on Landscape Architect drawing no. 21-009-PP-01-I, and shows a good mix of native groundcover, shrub, and tree species as required for visual interest of privacy screening. Existing trees and shrubs along boundaries and throughout open space areas will be assessed prior to construction and retained as appropriate.

As outlined in earlier sections, the extensive verge along Ballymoneen Road will be landscaped with planted drumlins to create a visually interesting, sympathetic, and uninhabitable boundary treatment along a sensitive area of the site. This solution has been discussed and approved in principal with GCC planning and roads departments.

The verge along the main access road will be densely planted with shrub, climbers, and intermittent tree species to soften this boundary and over time allow it develop the aesthetic of a natural field boundary. The wall will undulate along its plan length to provide deeper packets of planting adjacent to ground floor gable ends of the traveller houses to add visual interest along the length of the wall.

4.7 Maintenance & Management

Design development has aimed to avoid overly complex landscape detailing which would require onerous maintenance inputs for soft and hard landscapes and present challenges for handover to and management by the client.

- Permeable paving has been avoided throughout as it requires significant maintenance
- Semi mature established plant species will be provided to reduce risk of failure or damage
- Low maintenance ground cover will be provided to planting beds

4.8 Health & Safety

In general, landscape design has focused on providing useable and safe open spaces and street environments accommodating openness and good visibility. An important design objective has been to avoid the formation of anti-social spaces. This is reflected in the proposed layout which provides for excellent passive surveillance of all public open spaces.

The planting also, has been considered to avoid any hazard of sickness through ingestion or injury by way of scraps or cuts.

The reason for infill of the existing stream is in part related to health and safety concerns. The original intention was to retain this watercourse as a visual amenity feature around which the open space was developed. However, on further assessment of site levels it became apparent that the level difference between stream invert and proposed adjacent ground level was such that it would pose a significant risk of injury through falling or even drowning. The required barrier protection to eliminate this risk would have significantly lessened the amenity provided by the stream and would in effect reduce the overall recreational scope of the space.

4.9 Sustainable Design / Biodiversity

Proposed new planting throughout the site will also add to the biodiversity potential of the area as well as providing seasonal interest and variation. The emphasis is on the use of native species where possible and the careful selection of trees for compatibility with the size of available spaces.

Judiciously placed flowering shrub and groundcover planting will enhance the biodiversity potential of the site, chosen to provide year-round interest and variation.

The planting plan for the site has been developed in response to mitigation measures outlined in section 6 of the Biodiversity Assessment Report prepared by Ecofact Environmental Consultants and included with the planning submission.

An extensive buffer zone of native woodland planting is proposed along the eastern boundary, and all planting throughout the scheme will be of native species, chosen to be pollinator friendly and encourage biodiversity. A certain amount of wild meadow is proposed within the open spaces where appropriate to create natural habitats for local fauna.

It should be noted that due to health and safety concerns outlined above as well as financial viability, it has been decided not to retain the existing stream that crosses the site. Likewise it is not intended to create a pond feature as suggested in the Biodiversity report.

4.10 Site Furniture

A limited amount of site furniture is proposed adjacent to public open space to provide for the needs of elderly residents, for which informal natural features would not be suitable. Where provided this furniture will be selected for its robustness and longevity minimising need for repairs, replacements and general maintenance.

5.0 Summary

The scheme as proposed is the result of an integrated design process informed by reference to consultation with Recreation & Amenity Department of Galway City Council.

It is anticipated that the landscape design considerations incorporated into the scheme as outlined above will create an inclusive, biodiverse and aesthetically pleasing development with a high level of residential amenity.

Full scale details of the landscape layout and planting schedule for the scheme are included separately with A3 reproductions appended to this report for ease of legibility.



APPENDIX A

Masterplan & Details
(A3 Reductions)



LEGEND:

- Red line boundary Refer to Architect's drawings
- Grass / lawn
- Shrub / herbaceous planting
- Hedge planting
- Woodland planting
- Specimen tree planting
- Bulb Planting
- Mounding
- Pollinator Wildflower Meadow
- Brush Concrete
- Bitmac Road
- Safety Surface
- Coloured Asphalt
- Informal Play Area
- Basketball Hoop
- Bench / Seating
- Bollard (stainless steel)
- Salvaged granite boulders to be re-used
- 2.0m high boundary wall to Architect's details
- Low retaining / screening wall to Architect's details
- 2.4m high fence to ESB enclosure
- Swales (mown grass)

Areas: - - - -

Area A: 397m²
 Area B: 211m²
 Area C: 3971m²
 Total Area (A, B & C): 4579m²

North

Rev.	Date	Note

Project name: KEERAUN Social Housing	Project number: 21-009
Drawing name: Overall Landscape Plan	Drawing number: LP-01-I

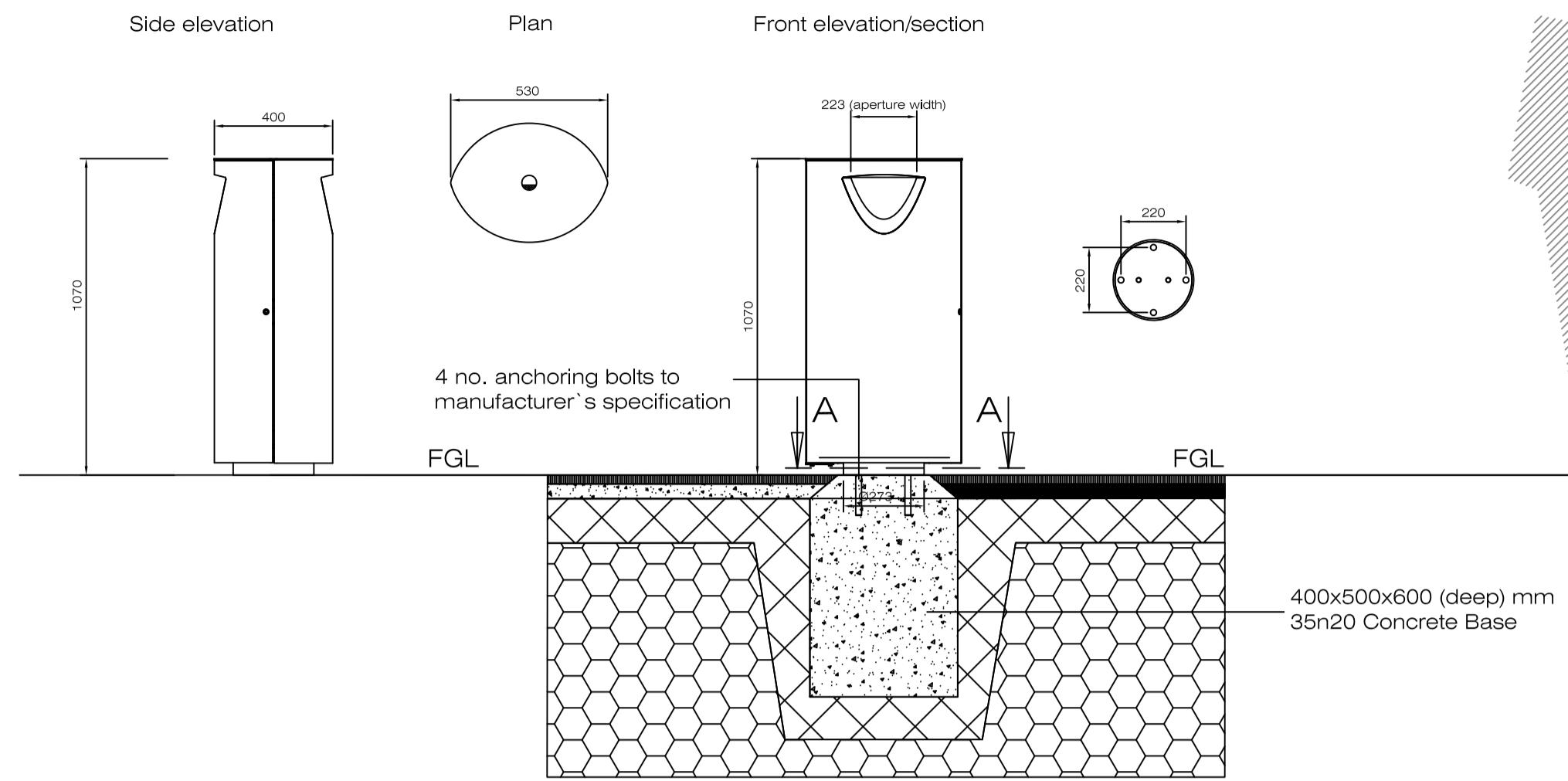
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Status: Information		date: 20.08.2021

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landscape - architecture

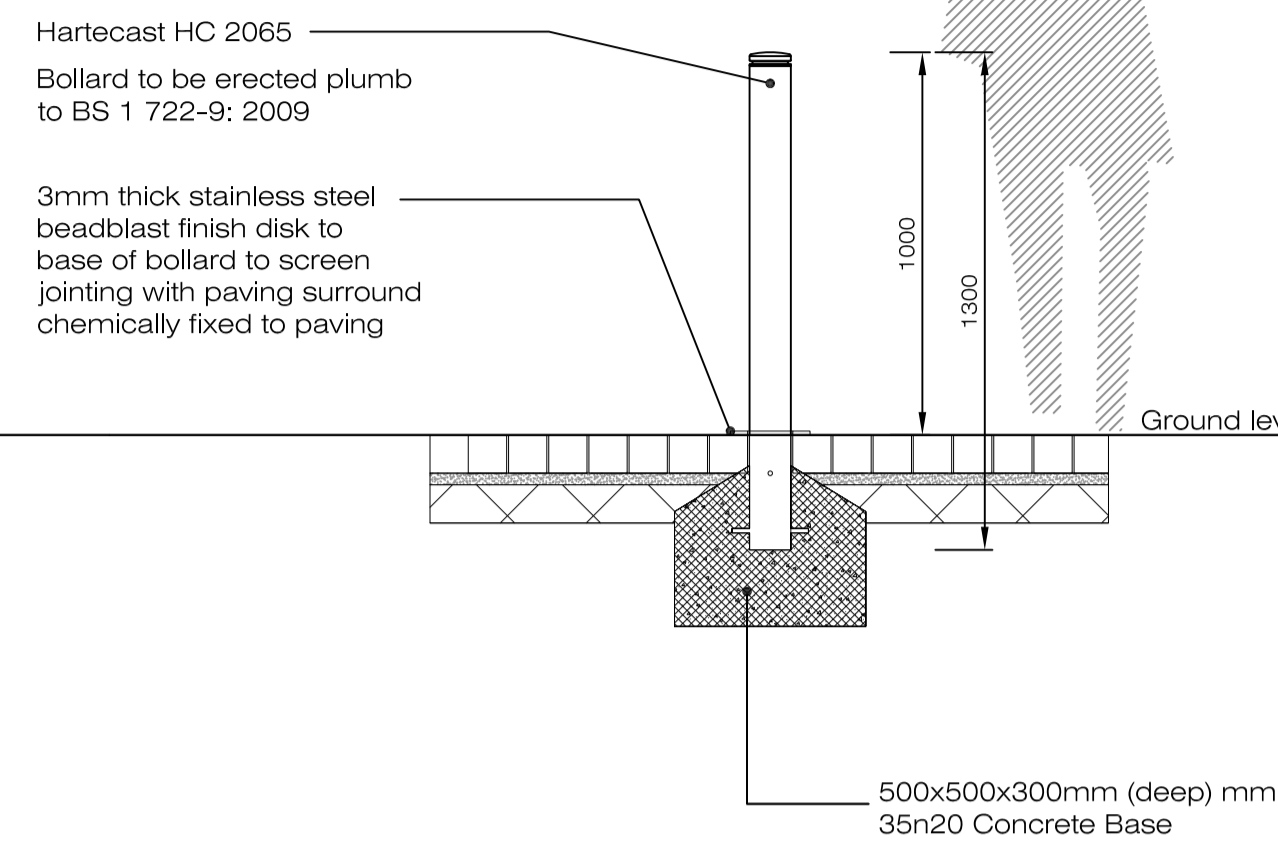
www.doyle-otroigh.com

Note
OMOS s11.3 Stainless steel litter bin . (Or similar approved)

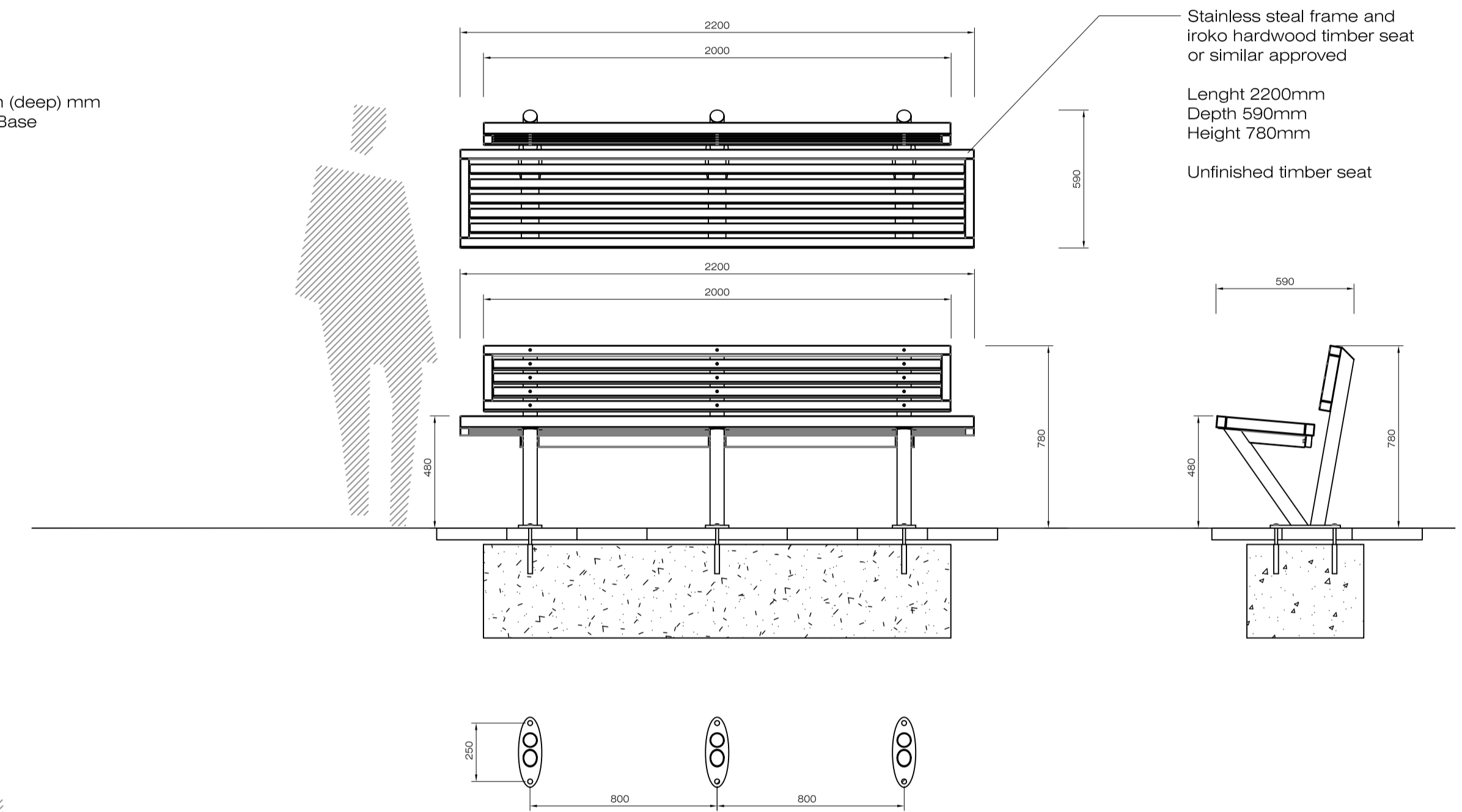


Detail D 01 Drawing LD-03-PP
Litter bins to central green public open space
Scale @ 1:20

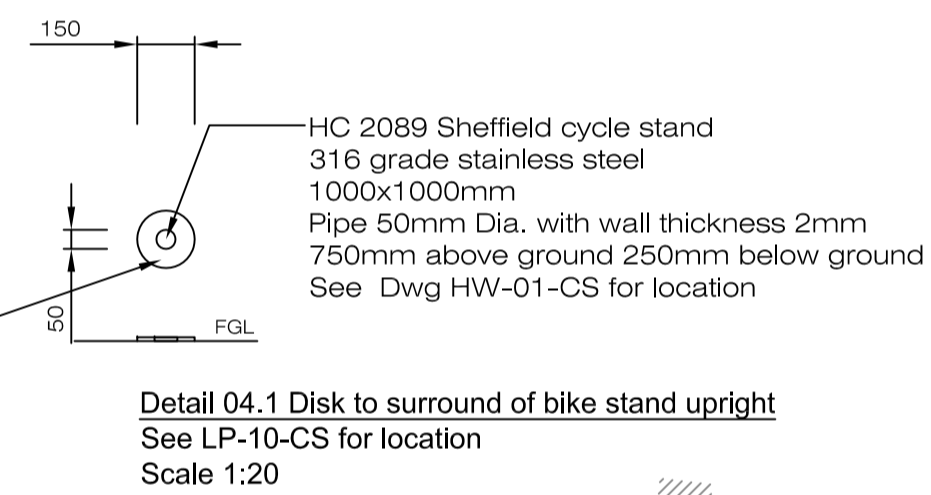
1000mm High Bollard above finished ground level
3mm thick Brushed 316 grade stainless steel with polished cap top section.



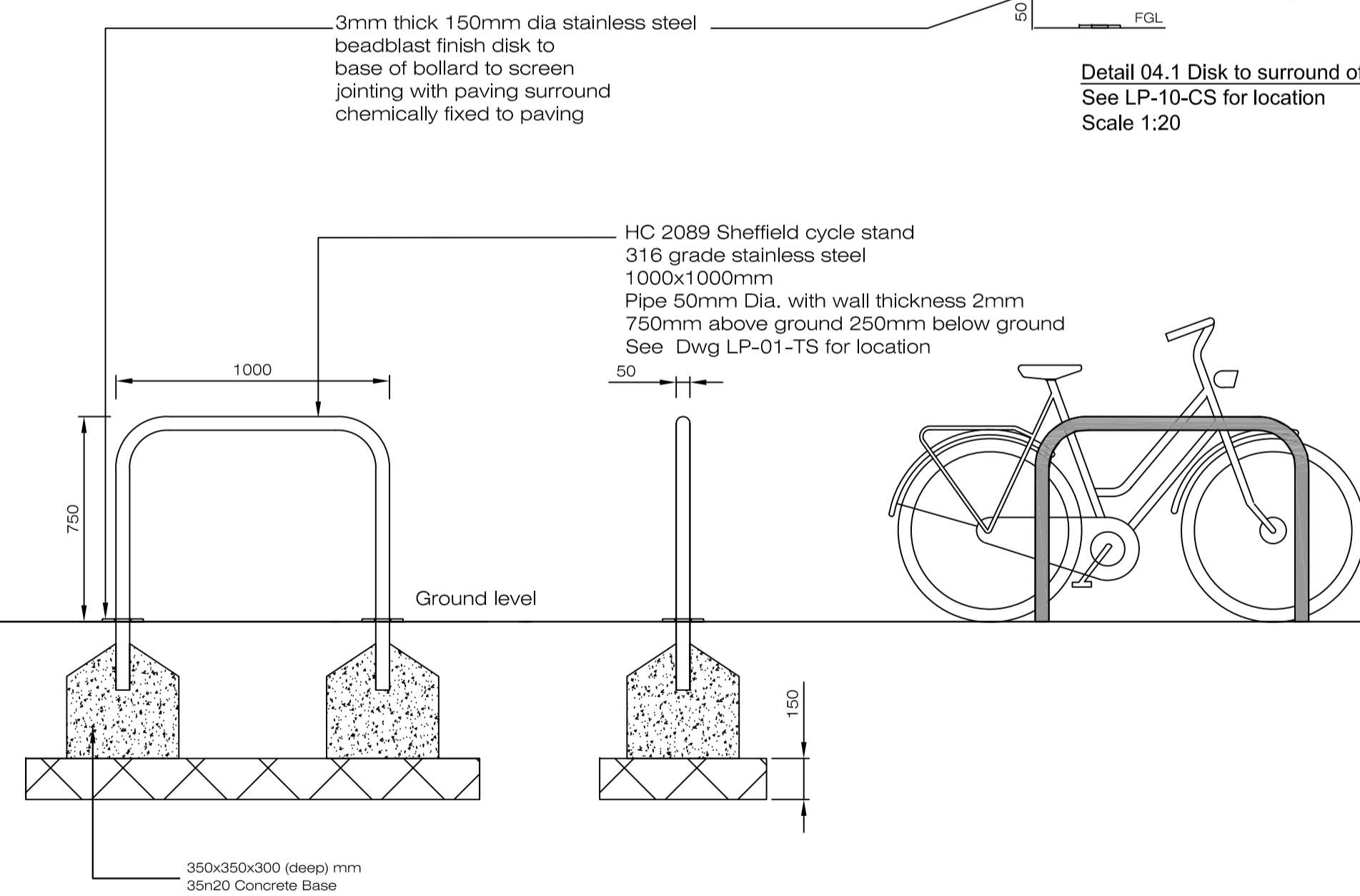
Detail D 02 Drawing LD-03-PP
Fixed bollards to public areas access points.
Scale @ 1:20



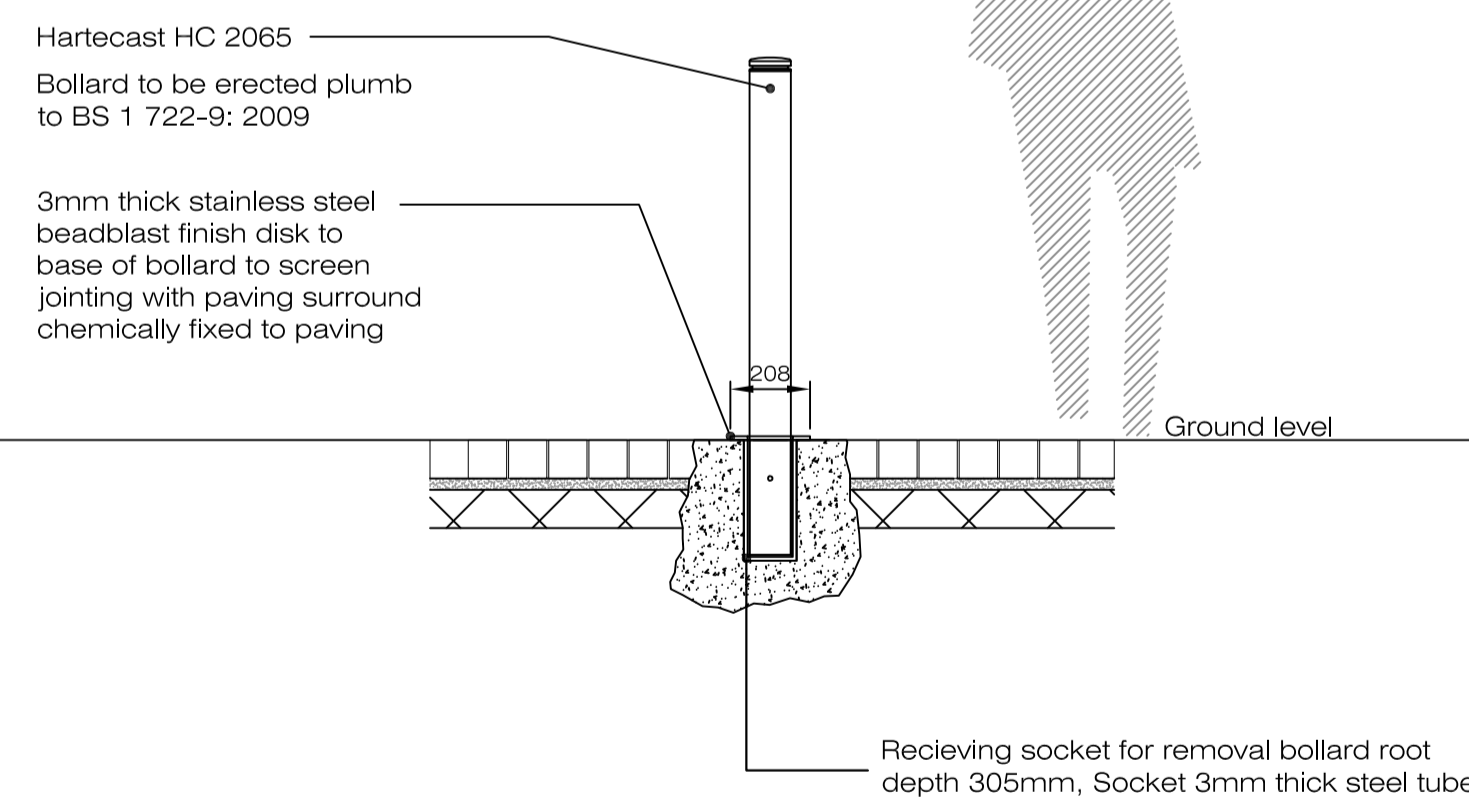
Detail D 05 Drawing LD-03-PP
Timber seat to central open space.
Scale @ 1:20



Detail 04.1 Disk to surround of bike stand upright
See LP-10-CS for location
Scale 1:20



Detail D 03 Drawing LD-03-PP
Visitor Bike stands to public open space.
(Sheffield Bike Stands)
Scale @ 1:20



Detail D 04 Drawing LD-03-PP
Removable bollards to public areas access points.
Scale @ 1:20

Rev.	Date	Note

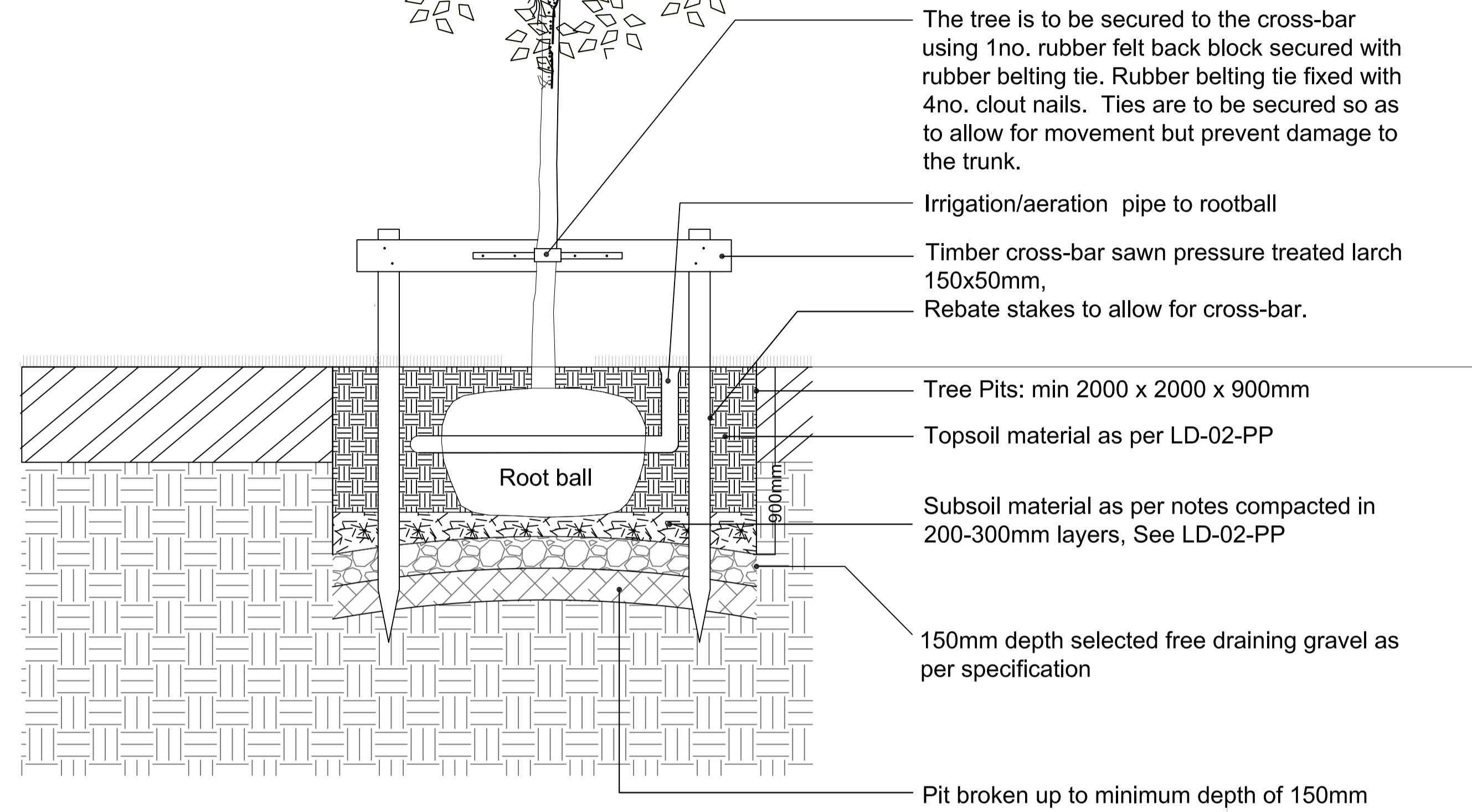
Project name: KEERAUN Social Housing	Project number: 21-009
Drawing name: Hardworks Landscape Site Furniture Details	Drawing number: LD-03-PP

Drawing scale @ A1: 1:20	Drawn by: d+ot	Checked by: ld
Status: Planning Application	date: 17.06.2021	

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Note
 See the planting plans for all planting species, type, quantity, location and density.
 See LD-02-PP for topsoil depths.
 See Softworks Specification for all planting and aftercare details.



Planting Notes:

1. At the time of planting, the soil shall be moist and friable and not frozen, excessively dry, or water-logged.
2. 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 broken up before planting.
3. 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.
4. Water plants once planted.

General Notes:

1. At the time of planting, the soil shall be moist and friable and not frozen, excessively dry, or water-logged.
2. The excavated hole shall be of sufficient size to accommodate the rootball 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 broken up before planting.
3. The planting hole shall be backfilled around the plant, the soil shall be lightly firmed to ensure that there is good contact between the rootsball and soil substrate.

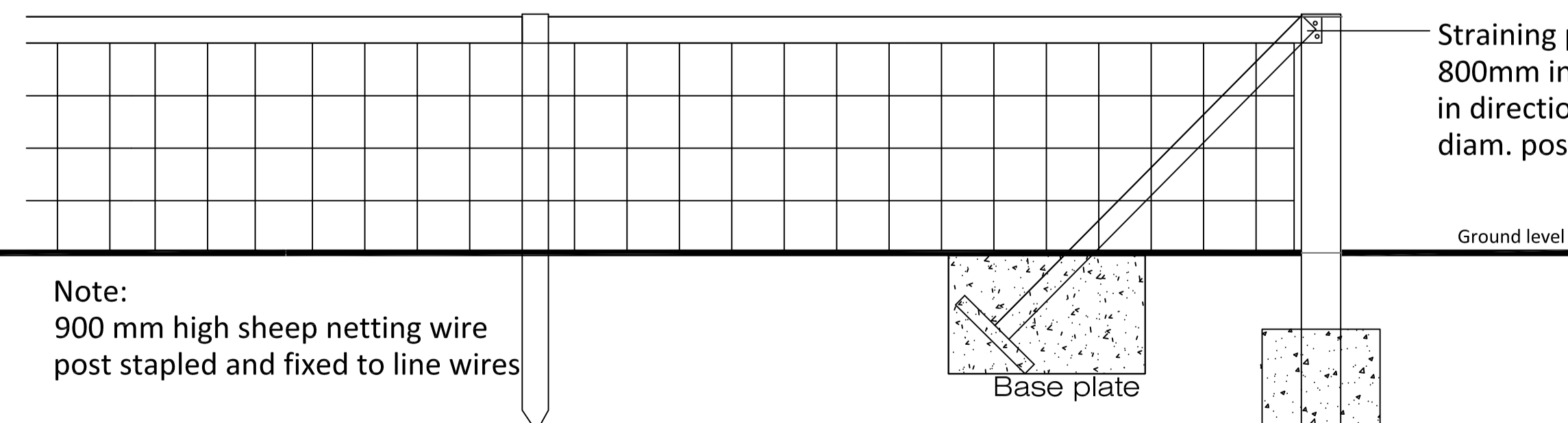
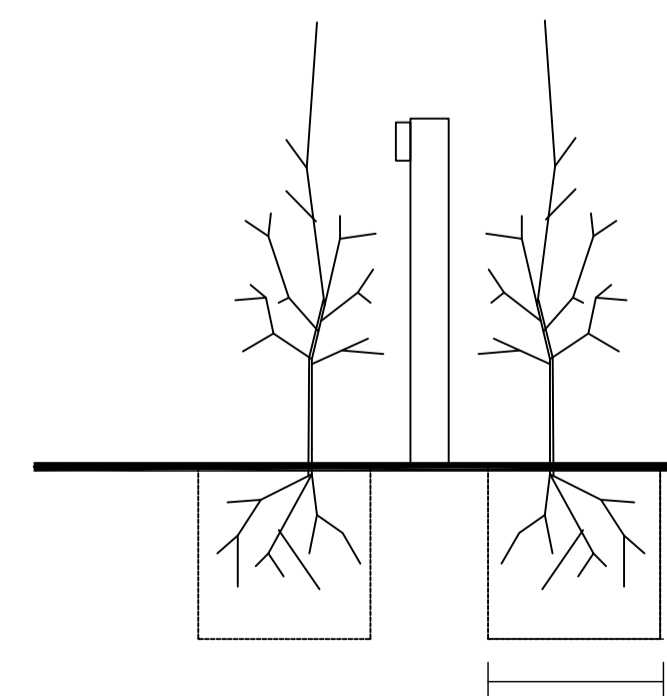
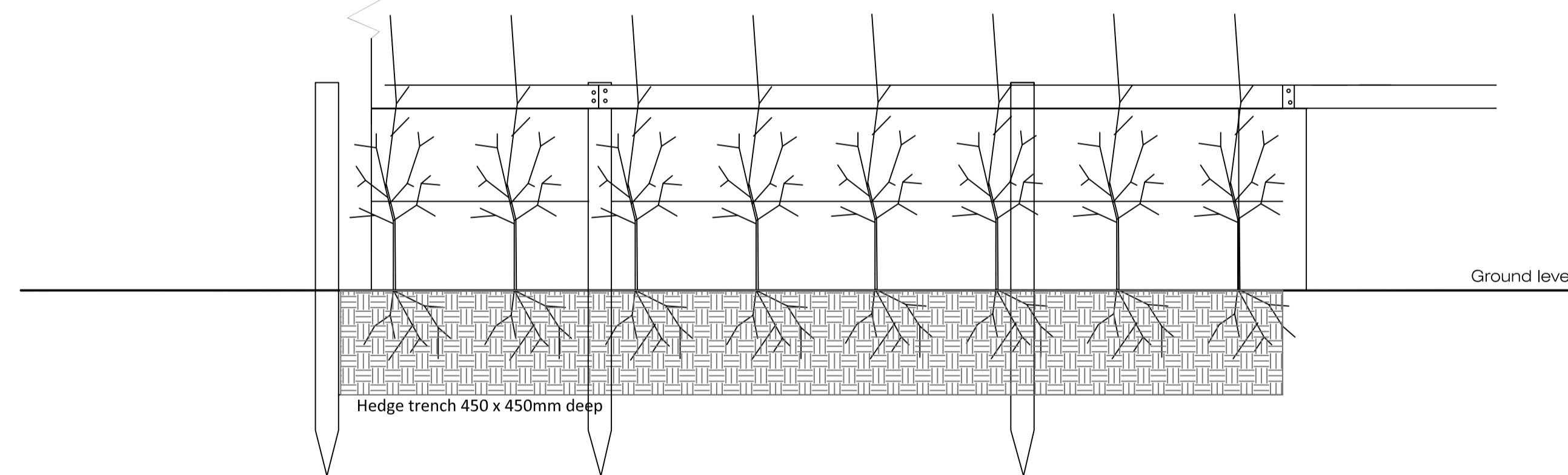
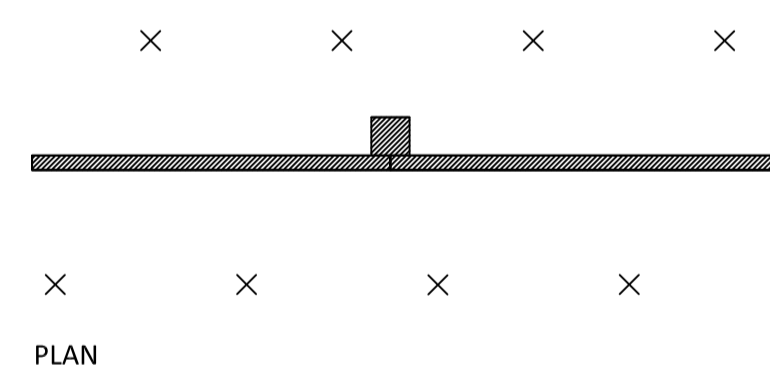
Notes:

4. 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
5. The depth of the pit should be a minimum of 750mm and at least 75mm greater than the depth of the root-ball.
6. Fork the bottom and sides of the pit to break up the subsoil.
7. Mix the dug soil with a slow release fertiliser and an approved soil ameliorant.
8. 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.
9. 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.
10. 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.
11. 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.
12. Secure tree to crossbar using rubber flat back block and rubber belting tie.
13. Protect the tree base from rabbit damage etc. by using a spiral rabbit guard (if specified).
14. 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).

Planting notes to all planted areas.

Detail D 01 Drawing LD-01-PP
 Tree Pit Detail to open space areas
 Scale @ 1:25

HEDGEROW PLANTING



Note:
 900 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

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

Detail D 02 Drawing LD-01-PP
 Hedge Planting Detail with Support Fence
 Scale @ 1:20

Notes:

Legend

Rev.	Date	Note

Project name: KEERAUN Social Housing	Project number: 21-009
Drawing name: Softworks Landscape Planting Details	Drawing number: LD-01-PP

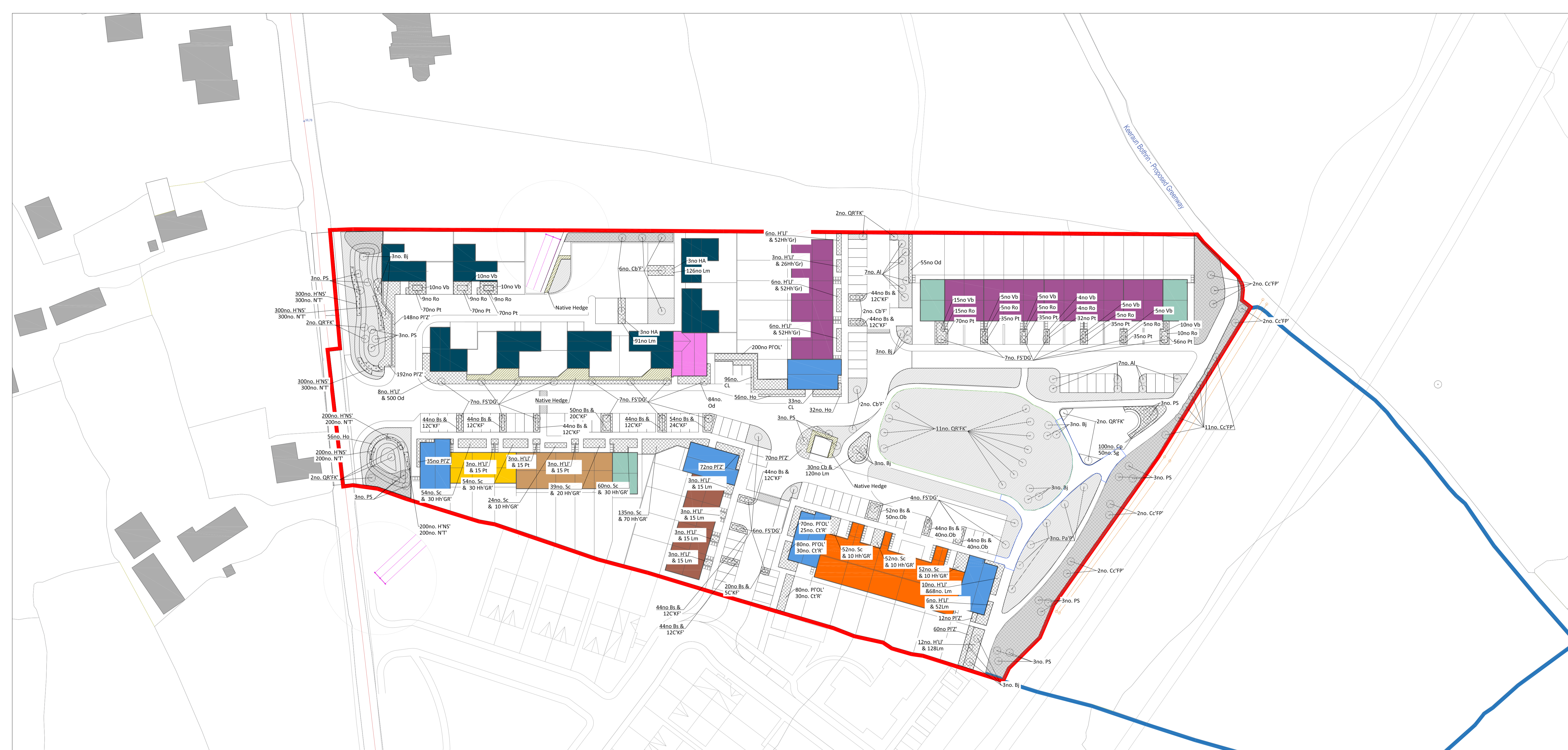
Drawing scale @ A1: 1:20	Drawn by: d+ot	Checked by: dot
Status: Planning Application	date: 17.06.2021	

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APPENDIX B

Planting Plan



Keeraun Social Housing - PLANTING SCHEDULE						
TREES						
Botanical Name	Common Name	Dia Cm.	Height Cm.	Root Zone	Specification	No.
Amelanchier lamarkii	Snowy Mespil	14-16	350-400	RB		13
Betula jaquemontii	Silver birch	MS	350-400	RB		18
Carpinus betulus 'Fastigiata'	Hornbeam	16-18	350-400	RB	clear stem 1.8m	10
Cercis can. 'Forest Pansy'	Redbud	12to14	200-250	RB		20
Fagus syl. Dawycks Green	Ornamental Beech	20-25	350-400	RB	clear stem 1.5m	32
Prunus avium 'Plena'	Wild Cherry	20-25	400-450	RB		6
Pinus sylvestris	Scotch Pine		300-350	RB		24
Quercus rob. Fast. Koster	Fastigiate oak	18-20	350-400	RB	clear stem 2.0m	18
SHRUB PLANTING						
Botanical Name	Common Name	Ht.	Height Cm.	Root Zone	Specification	/M2 No.
Buxus sempervirens	Box	30-40		2L		4 616
Ceanothus thyrsiflorus repens	Creeping Blueblossom	20-30		2L		3 85
Crocsmia Lucifer	Montbretia	40-60		2L		3 129
Heder helix 'Green Ripple'	Ivy	100-120		2L		4 402
Helleborus orientalis	Hellabore	30-40		2L		7 144
Hydrangea Annabelle	Hydrangea	40-60		10L		3 6
Hydrangea Limelight	Hydrangea	40-60		3L		3 66
Liriope muscari	Lily Turf	20-30		2L		7 517
Osmanthus burkwoodii	Brukwood Osmanthus	40-60		5L		5 130
Osmanthus delavayii	Delavay Osmanthus	40-60		3L		5 639
Pachysandra terminalis	Japanese Spurge	20-30		2L		7 553
Prunus 'Otto Luyken'	Cherry Laurel	40-60		2L		4 430
Prunus zabeliana	Cherry Laurel	40-60		2L		4 594
Rosmarinus officinalis	Rosemary	40-60		2L		3 76

Sarcococca confusa	Sweet Box	40-60		2 L		3	522
Vernena bonariensis	Purple top	60-80		2 L		3	79
ORNAMENTAL GRASS & HERBACEOUS PLANTING							
Botanical Name	Common Name	Ht.	Height Cm.	Root Zone	Specification	/M2	No.
Calamagrostis brachytricha	Korean Feather Reed Grass	60-80		2 L		5	30
Calamagrostis Karl Foerster	Feather Reed Grass	60-80		2 L		4	161
Carex pendula	Pendulous Sedge	40-60		2 L		5	100
Stipa gigantea	Golden Oates grass	60-80		3 L		3	50
HEDGE PLANTING							
Botanical Name	Common Name	Dia Cm.	Height Cm.	Root Zone	Specification	/Lin. M	No.
Euonymus europaeus	Spindle	90-120		b/r		4	86
Ilex aquifolium	Holly	90-120		rb		4	86
Crataegus monogyna	Hawthorn	90-120		b/r		4	86
Viburnum opulus	Guelder Rose	90-120		b/r		4	86
Prunus spinosa	Blackthorn	90-120		b/r		4	86
BULBS							
Botanical Name	Common Name	Dia Cm.	Height Cm.	Root Zone	Specification	M2	Qty
Narcissus 'Thalia'	Orchis Narcissus				Planted in groups of 10	20	1500

Hyacinthoides non-scripta	Bluebell					Planted in groups of 10	20	1500
WOODLAND MIX PLANTING								
Botanical Name	Common Name	Dia Cm.	Height Cm.	Root Zone	Specification	M2	Qty	
Betula pubescens	Birch	8-10cm	250-300	b/r		2.25	68	
Corylus avellana	Hazel		120-150	b/r		2.25	102	
Larix decidua	Larch		120-150	b/r		2.25	68	
Quercus rubra	Oak		120-150	b/r		2.25	68	
Prunus padus	Cherry		100-120	b/r		2.25	68	
Pinus sylvestris	Scots pine		150	rb		2.25	34	
WOODLAND UNDERSTOREY PLANTING								
Botanical Name	Common Name	Dia Cm.	Height Cm.	Root Zone	Specification	M2	Qty	
Euonymus europaeus	Spindle	90-120		b/r		1	230	
Ilex aquifolium	Holly	90-120		rb		1	230	
Crataegus monogyna	Hawthorn	90-120		b/r		1	230	
Viburnum opulus	Guelder Rose	90-120		b/r		1	230	
All planted areas to be finished with a 75MM depth covering of rough grade bark mulch								

Legend:

- Red line boundary
- Proposed hardswearing lawn seed mix to include: 40% Perennial Ryegrass; 40% Creeping Red Fescue & 20% Chewings Fescue
- Bulb planting mix, 20 bulbs per sqm
- Proposed Tree planting
- Proposed Native Hedge planting
- Proposed Shrub/Herbaceous Planting
- Proposed Woodland Planting 92sqm

Project name: **KEERAUN Social Housing**

Project number: **21-009**

Drawing name: **Planting Plan**

Drawing number: **PP-01-I**

Drawing scale: **1:500**

Drawn by: **ms**

Checked by: **dot**

Status: **Information**

Date: **20.08.2021**

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