Registered Landscape Architect

FILE: C:\USERS\DRLA\DAVE RYAN\DRLA - DOCUMENTS\02_PROJECTS\2021 PROJECTS\447_PASSAGEWEST\WORKING\P447_101_REV C_PASSAGE WEST MASTERPLAN.DWG PLOTTED: 27/04/2022 14:24 BY USER: DRLA

| Rev. no. | Rev. description | Date | Sign | Chk'd |
|---|---|---|---|---|
| Rev A | Changes as per further information request | 2022-02-10 | JC | DR |
| Rev B | Changes to site layout following Clarification Further Information Request | 2022-04-27 | JC | DR |




The above displays an example of a suitable protective barrier as recommended by BS. 5837 2012 Trees in Relation to Construction

1. Standard scaffold poles
2. Uprights to be driven into the ground
3. Panels secured to uprights with wire ties and where necessary standard scaffold poles
4. Weld mesh wired to the uprights and horizontals
5. Standard clamps
6. Wire twisted and secured on the inside of fencing to avoid easy dismantling
7. Ground level
8. Approx. 0.6m driven into the ground

## Legend

- Site Boundary
- Site Ownership Boundary
- 4no. Existing trees and 12m of Hedgerow to be removed. Numbers refer to Tree Survey carried out by Richardson Egan
- Existing trees and hedgerows to be retained, Numbers refer to Tree Survey carried out by Richardson Egan landscape consultants
- Proposed Tree planting, 1.5mØ bark mulch to base, see plant list, appropriate tree pit to construction stage detail
- Proposed Small Tree planting, 1mØ bark mulch to base, see plant list
- Proposed formal hedge, into pre-prepared trench of improved topsoil, see plant list
- Proposed Native Hedgerow, into pre-prepared trench of improved topsoil, see plant list
- Proposed public shrub and perennial planting, bark mulch on completion, see plant list
- Proposed well kept lawn to private gardens and to playing pitch surfaces, sown / rolled turf on 150mm depth of topsoil.
- Proposed general purpose amenity grassland in public areas, sown on 75mm minimum depth of topsoil.
- Proposed Wildflower Meadow with bulb planting, see plant list
- Proposed woodland edge mix, Hazel copse, see plant list
- Proposed paving; Tobermore, Slenna, 208 x173mm and 173x173mm x 60mm depth Duo Pack 60,Silver and graphite colour or similar and LA approved.
- Proposed Earth mounding approx. 500mm in height, gradients not exceeding 1:3 for ease of maintenance. To be marked out by LA on site
- Proposed 2m wide brushed concrete footpath in public areas
- Proposed 1.2m wide Tar and chip footpath to Northern amenity space
- 1m high Estate Railing, painted finish in black. see Image below
- 1m high galvanized and powder coated black bow top railing to neighbourhood play area with self closing gates.
- Proposed 1.8m high concrete post and timber panel fencing.
- Proposed 1.8m welded wire mesh Fence, painted black.
- Proposed 1.2m welded wire mesh Fence, painted black
- Proposed 1.8m high,capped and pointed block wall
- Proposed tree protection fence, see illustration to top left of this drawing. To be retained during the construction phase of this project.
- Proposed root barrier e.g. reroot 1000 by greenleaf. To be fully reviewed again at construction stage to fullfill all Irish water requirements, keeping root systems away from pipe lines.
- PW-0-02 boundary running through amenity open space
- Proposed passive play equipment, fall heights not to exceed 600mm, all by Nature play Ireland ltd or similar approved: 5no. Rounded play boulders 6no. Timber play logs and 6no. Stepping stumps 2 no. Concrete play animals e.g. Stroking Stone Dog and frog, colour charcoal by Richter-Spielgeraete.
- Proposed lighting columns, see engineers drawings.
- Proposed 5no. benches with back rest by Hartecast or similar approved.

## Plant List

**Tree planting**

Standards and Semi-Matures, rootballed, 3-4 times transplanted:

| Symbol | Name | Quality | Quantity |
|---|---|---|---|
| Af | Acer freemanii 'Autumn Blaze' (Maple) | 18-20cm girth | 17 |
| Fs | Fagus sylvatica (Beech) | 18-20cm girth | 2 |
| Ms | Malus sylvestris 'Evereste' (Crab Apple) | 18-20cm girth | 15 |

Small tree /large shrub planting:

| | | | |
|---|---|---|---|
| C | Corylus avellana Multistemmed (Hazel) | 2.5-3m R/B | 5 |

**Proposed formal hedge planting** - Double staggered row at spacings of 0.3m. Holly to be planted in groups of no less than 5 randomly along length of hedge. (109 lin. m. = 727 no. plants) to be maintained to maximum 750mm in height.

| Name | Quality | % | Quantity |
|---|---|---|---|
| Feathered transplants: | | | |
| Fagus sylvatica (Beech) | 60-90cm 1+2 | 70 | 509 |
| Ilex aquifolium 'Alaska' (Holly) | 40-60cm | 30 | 218 |

**Proposed native hedgerow planting** - Double row of mixed native hedging, at spacings of 0.3m (300 lin. m. = 900 no. plants)

| Name | Quality | % | Quantity |
|---|---|---|---|
| Feathered transplants: | | | |
| Crataegus monogyna | 60-90cm 1+1 | 80 | 720 |
| Corylus avellana | 60-90cm 1+1 | 5 | 45 |
| Sambucus nigra | 60-90cm 1+1 | 5 | 45 |
| Prunus spinosa | 60-90cm 1+1 | 5 | 45 |
| Ilex aquifolium | 60-90cm 1+1 | 5 | 45 |

**Shrub and perennial planting** - 565 $m^2$ to be planted at approx. 3/$m^2$, total 1584 no. plants, to be 2 or 3 Litre container grown. Plants proposed to reach maximum 1m in height, average height 750mm. Plants to be selected on site at Construction stage to include: Euonymus fortunei, Euonymus alatus 'Compactus', Buxus sempervirens, Cornus sanguinea 'Midwinter Flame', ornamental grasses, Prunus laurocerasus 'Zabelliana'. ground cover roses, Nepeta, Verbena, Geum, Heuchera, Rudbeckia 'Goldsturm', Sedum.

**Proposed Woodland edge mix** planting planted in a random mix at 1m spacings 332 no. plants (332$m^2$)

| Name | Quality | % | Quantity |
|---|---|---|---|
| Field grown saplings and feathered transplants: | | | |
| Corylus avellana | 60-90cm 1+1 | 70 | 232 |
| Rose canina | 60-90cm 1+1 | 15 | 50 |
| Euonymus europaeus | 60-90cm 1+1 | 15 | 50 |

**Wildflower meadow** - MM02 native meadow mix by wildflowers.ie
Normal sowing rate 'without added grass seed' 1.5grams / m² (701m²)
Bulbs - Dispersed randomly within wildfower meadow areas at a rate of 10/m2. Species to include the following:
Crocus sativus (Crocus)
Daffodil 'Tete a Tete'
Galanthus nivalis (Snowdrops)
Muscari armeniacum (Grape hyacinth)

## Planting Programme

Trees and hedges to be planted during the first dormant season (September through to March or when rootballed stock becomes available for sale) after practical completion issued for each phase of work. Shrubs to be planted during the nearest spring or Autumn planting season after practical completion.

Notes. further amendments may be made to the plant list at construction stage depending on specific soil condition, availability and other factors.

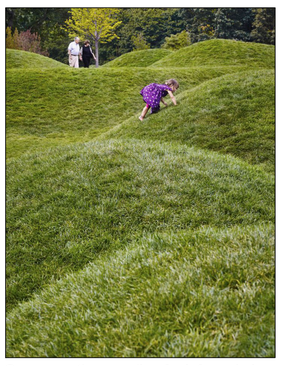
Any scrub or hedge removal to take place outside bird nesting season (1 March to 31 August)

Proposed Concrete play sculptures

Acer x freemanii 'Autumn Blaze'.

Fagus sylvatica.

Malus sylvestris 'Everest.



Grassy earth mounding for informal play.

## DESIGN STATEMENT

This scheme of 22 new housing units is serviced by good quality, centrally located open space that caters for a wide range of users. The space connects to pre-existing open space to the East which combined will form a generous offering to all ages and users. A secondary open space is also provided which connects to a hillside footpath, to the North West of the site.

The main oval themed open space is overlooked by surrounding housing to maintain safe public areas in the estate. The generous open space includes for a 238$m^2$ neighbourhood park, with surrounding hooped fence, it features a hard paved surface area of 100$m^2$, earth mounding and rounded boulders. The space is aimed primarily at younger children with a selection of obstacles, seating and low concrete animals to spark the imagination and provide informal opportunities for nature play.

The large open areas of lawn can be used for informal kickabout, these areas are aimed at family groups and older children. The secondary amenity space to the North West has a perimeter path which can be attractive for older users to walk dogs or just get out into the fresh air and get some exercise. A generous amount of tree, shrub and perennial planting will also be attractive for all age groups in creating an attractive and interesting environment, which will also be attractive for birds and insects of all shapes and sizes.

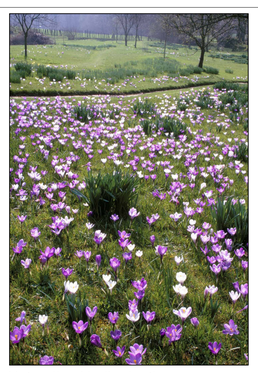
The existing mature trees on the site will be protected and retained where possible to provide a mature setting for the new housing. They are also of high value in terms of biodiversity and habitat for birds and invertebrates. The open space areas in the development feature tree planting, low shrub/perennial beds and areas of bulb and wildflower planting to support the All Ireland Pollinator Plan reducing the overall area that requires regular lawn mowing in the summer.

Boulders as informal natural play features

Seating in open space area

Wildflower meadow

Estate Railing.



Naturalised bulb planting.

Planning Ref no. 21/05478

Client: Liam Clifford
Project: Residential Development at Cill Mhuire, Passage West, Co Cork.
Drg Title: Landscape Masterplan
Stage: Planning

Drg. No.: P447-101 Rev B
Scale: 1:250@A0
Date: 30th March 2021

Drawn By: JC Checked by: DR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Note: No scaled measurements to be taken from this drawing, written dimensions only.
Scales are indicative only and can vary with different printing and photocopying methods.
Survey by Dave Ryan LA. This is not a construction document.
Further specification, measurements and levels can be provided at Construction stage as required by the client.