

BALLYMASTONE RESIDENTIAL DEVELOPMENT, DONABATE



LANDSCAPE STRATEGY SUBMISSION

PLANNING PHASE 3



OCT 2025

CUNNANE STRATTON REYNOLDS
LAND PLANNING & DESIGN

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Veiw of existing hedgerow to be retained on site

FCC OPINION REPORT RESPONSE

S247 July 2024 FCC notes
Open Space

Ensure that there is boundary treatment i.e. wall and / railing where Public Open Space meets private open space / private property.
Ensure incidental open space is designed out at this stage of the design, e.g. indents at gable end of houses, strip of land to the south of 13 and 61 Willowbrook.
Clearly identify all areas proposed as open space – communal & public stating the quantity of each space.

All private to public boundaries have a estate railing and hedge boundary treatment (estate railing on the public side).
Refer to '19164-2-3123-Boundary Treatment Plan'

All types and areas of public open space are identified on the Public Open Space, Communal Open Space & SUDS plan.
Refer to '19164-2-3121-Public Open Space, Communal Open Space & SUDS'

Street Tree planting plan:

Clearly show the constructed tree pit for each tree.
Re. garden trees – ensure the tree and its associated constructed pit is within the curtilage of one garden as opposed to between two gardens.
Ensure trees within open space areas are not located within a minimum of 3 metres from a boundary wall.
Clearly show the 7 metre separation distance from lamp standards to trees.

Constructed tree pits are shown on the Planting Strategy Plan, they do not cross between multiple curtilages.
Refer to '19164-2-3171-Planting Strategy'

Tree locations and 7m radius form light poles are shown on the Tree Planting Strategy Plan.
Refer to '19164-2-3172-Tree Planting Strategy'

S32B June 2025 LRD Opinion notes

The location and narrow proportions of the Communal Open Space to the rear of Blocks BZ09 and BZ21 should be reconsidered to allow for a quality amenity space for use of the residents.

The depth of communal open space excluding rear terraces at BZ21 is approximately 5.2meters resulting in a poor quality space with no landscaping proposed. The depth of communal open space excluding rear terraces at BZ09 is similar in proportions and depth at approx. 5.4

meters.

All Communal Open Spaces have been reviewed and amended where necessary to avoid constrained and low quality spaces.
Refer to '19164-2-3137-Communal Open Space'

Parks and Open Space Opinion Item no. 1

The applicant states that an arborist survey was conducted, the complete tree survey including an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan and Arboricultural Method Statement in accordance with BS 5837: 2012, Trees in relation to Design, Demolition and Construction Recommendations should be submitted to the Parks and Green Infrastructure Division. The tree survey and documents must be prepared by a suitably qualified arborist/ landscape professional. The appointed arboricultural consultant shall be engaged by the applicant for the duration of the project.

Refer to the submitted Arborist's documentation for the "Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan, and Arboricultural Method Statement"

Information from the Arborists Tree Impact & Protection Plan has been referenced accurately on the Vegetation Retention and Removal Plan.
Refer to '19164-2-3120-Vegetation Retention and Removal'

Parks and Open Space Opinion Item no. 2

It is very important that the proposed development not only allows for the retention of trees and hedgerows but also allows for their future growth and management. This is of particular concern for Public Open Space 7 (POS7) and along the northern boundary of the site.

POS7 (now named SP06), and the other areas of retained vegetation, have been redesigned based on site discussion with FCC Parks Officer and Project Ecologist. There will be adequate allowance for future growth of trees and hedgerows.
Refer to Pages 21, 22, and 30 of this Landscape Strategy document for layouts and sections containing exiting trees and hedgerows.

Parks and Open Space Opinion Item no. 3

It appears from the submitted drawings that the proposed pump station and part of the detention basin are in very close proximity to trees and hedgerows proposed for retention. Again, it is important that the applicant clearly shows that this vegetation is successfully retained and that access for its maintenance using large scale maintenance machinery (i.e. tractor mounted flail) is provided.
The proposed pump station and detention basin avoids the root protection areas of the adjacent woodland areas.

Access from the proposed street to pump station is identified on the Open Space plans (reinforced grass).
Note. The pump station and detention basin are part of the approved Phase 2 works.
Refer to '19164-2-3131-Public Open Space - Small Parks'

To address this, the developer is requested to provide the following:
An up-to-date tree survey, including an Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan, and Arboricultural Method Statement, all prepared in accordance with BS 5837:2012 – Trees in relation to Design, Demolition and Construction – Recommendations.
A clear indication of the percentage of hedgerows to be removed, along with a mitigation plan showing the extent of the existing hedgerows to be retained. A short- and long-term maintenance plan for the hedgerows and associated landscaping.

Parks and Open Space Opinion Item no. 4

These details are essential to properly assess the impact of the development on existing green infrastructure and to ensure compliance with best practice standards.

Refer to the submitted Arborist's documentation for the "Arboricultural Impact Assessment, Tree Constraints Plan, Tree Protection Plan, and Arboricultural Method Statement"

Parks and Open Space Opinion Item no. 5

In this regard, a hedgerow appraisal and a 5-Year Hedgerow Management Plan which aims to maintain and enhance the quality of the existing hedgerows shown for retention is required.
The Arborists Tree Impact & Protection Plan and the Tree Schedule, both evaluate the quality of the hedgerows and recommendations for management.
Refer to 'Tree Impact & Protection Plan Ballymastone Phase 3 LR Stage 4 25-635-03_final' and 'Tree Schedule Ballymastone Phase 3 LRD Stage 4 25-635-01_final'

Chapter 5 of the Arboricultural report contains a hedgerow management section and a tree and hedgerow management plan.
Refer to 'Arboricultural Report Ballymastone Phase 3 LRD Stage 4 25-635-04'

Refer to page 31 of this Landscape Strategy Document for the 5-Year Hedgerow Management Plan

Refer to 2.8 Woodland/Scrub Area / Native shrubs / Hedgerows Management sections of the specification notes on page 39 of this Landscape Strategy Document.

FCC OPINION REPORT RESPONSE

Parks and Open Space Opinion Item no. 6

It is requested that poorly overlooked open space areas be redesigned at this stage. Areas where gable walls of houses adjoin open space should be redesigned to ensure very good passive supervision of these spaces. (This is of particular concern for Public Open Space 7 (POS7).)

The block adjacent to POS7 (now named SP06) have been revised so the front facades face the open space.
Refer to ‘19164-2-3131-Public Open Space - Small Parks’

Parks and Open Space Opinion Item no. 7

The developer has demonstrated that the proposal meets the requirements in terms of quantity for public open space. However, further details are needed to assess the quality – the actual usability of the proposed open space.

Parks and Open Space Opinion Item no. 8

The Pocket Park drawing No. 19164-2-104, prepared by Cunnane Stratton Reynolds and dated May 2025, indicates four Pocket Parks: PP04, PP05, PP06, and PP07. The layout of the Pocket Parks appears to be very narrow. The developer is requested to clarify the width of the open space. Additionally, all play equipment must maintain a minimum separation distance of 25 metres from the nearest dwelling. The location of the play equipment should also be assessed in the context of adjacent trees and the nearby road, to ensure safe access for maintenance and to safeguard the users.

Dimensions have been added to the pocket park drawings demonstrating the widths.
Low vegetated buffers and knee rails have been proposed in the narrow pocket parks adjacent to roads, to increase security for young users (as discussed with FCC Park Officer).
Refer to ‘19164-2-3134-Public Open Space - Pocket Parks’ and ‘19164-2-3135-Public Open Space - Pocket Parks’
Refer to ‘19164-2-3123-Boundary Treatment Plan’

Parks and Open Space Opinion Item no. 9

Proposals in relation to tree planting adjoining walls etc. should be in accordance with BS5837:2012 and should be clearly demonstrated and stated on the landscape plan.

Tree spacing has been designed with consideration to spacing from surfaces and structures stated in BS5837:2012. Tree locations will be re-assessed when preparing detailed design documentation to ensure

no clashes.
Refer to ‘19164-2-3172-Tree Planting Strategy’

Parks and Open Space Opinion Item no. 10

In relation to play provision, ensure that it complies with Fingal’s Play Policy (Space for Play- A Play Policy for Fingal), in particular, in relation to separation distances and accessibility. The 25-metre separation distance should be clearly shown.
Play areas are in accordance with FCC play policy, and the 25 metre separation distances to residential units are shown on the drawings with Local Equipped Area of Play (LEAP) within public open spaces.
Refer to ‘19164-2-3138-Play Spaces’

Parks and Open Space Opinion Item no. 11

The revised landscape plan shall include the following:

A minimum 25-metre separation distance between dwellings and play facilities, clearly marked on the plan.
Refer to ‘19164-2-3138-Play Spaces’

The location of all above- and below-ground services.
Refer to ‘19164-2-3124-Combined Services and Tree Location Plan’

A minimum separation distance of 7 metres between lamp standards and new street tree planting.
Lamp standards to be located on hard standing surface.
Refer to ‘19164-2-3172-Tree Planting Strategy’

The width of grass verges proposed for tree planting to be clearly labelled. Where trees are to be planted in hard surfaces or grass verges narrower than 1.2 metres between kerbs, constructed tree pits will be required.
Trees proposed for front gardens shall be located within the individual house boundaries, not between dwellings.
Layout has been revised to these standards.
Refer to ‘19164-2-3101-Landscape Masterplan’
Refer to ‘19164-2-3172-Tree Planting Strategy’

The plan shall illustrate connections between adjacent open spaces. Cross-sections are required. Cross-sections shall demonstrate how the proposed development integrates with or relates to adjoining developments and lands.
Refer to ‘19164-2-3123-Boundary Treatment Plan’
Refer to ‘19164-2-3201-Sections - Site Boundaries’
Refer to Pages 21 and 30 of this Landscape Strategy document.

Details of SuDS features are required.
Landscape slopes and SuDS features must have a minimum gradient of 1:5.
Each headwall must be clearly marked on the Landscape Plan.
The area surrounding each headwall shall be appropriately landscaped, with screening planting encouraged.
Refer to Civil engineers submission for details on SuDs features.
Refer to ‘19164-2-3121-Public Open Space, Communal Open Space & SUDS’ for the location of SuDs features in relation to landscape layout and open spaces.
No headwalls are within the Phase 3 extent.

Lamp standards and service mini pillars should be avoided within open spaces. Where unavoidable, they must be surrounded by a concrete apron.
Layout has been revised to these standards.
Refer to ‘19164-2-3101-Landscape Masterplan’
Layout will be review for Detailed Design, following a detailed ESB layout from M&E consultant.

A detailed Boundary Treatment Map is required.
Refer to ‘19164-2-3123-Boundary Treatment Plan’

Detailed plans for each playground, including boundary treatments and surface materials, must be provided. Hedging around playgrounds that obstructs passive surveillance to be avoided.
Refer to ‘19164-2-3138-Play Spaces’ and Refer to ‘19164-2-3139-Play Spaces’
Refer to Pages 26, 27 and, 28 of this Landscape Strategy document.
Incidental landscaping should be avoided and instead integrated into private gardens.
Details of surface treatments for all pathways to be provided.
Refer to ‘19164-2-3125-Material Strategy’

Fingal Development Plan has a specific objective to Protect and Preserve Trees in relation to trees in the northern portion of the development. The submitted Landscape Strategy indicates the hedgerows and woodlands which are identified on the 1837 historic maps and which are still present today.
In this regard, Tree Survey and Tree Protection Plan indicating the retention of these trees must be provided as part of LRD stage 2 meeting at the latest.
Refer to Arborists documentation for the Tree Survey and Tree Protection Plan.
Refer to ‘19164-2-3120-Vegetation Retention and Removal’

FCC OPINION REPORT RESPONSE

Trees and hedgerows should be clearly shown on the proposed Landscape Plan as per the Arborist's drawings. The tree and hedgerow retention proposals shall clearly demonstrate the applicant assertion that Given the importance of the hedgerows to the landscape character and maturity they impart to the site, they have informed site and open space layout and contributed to the green infrastructure strategy and overall masterplan for the site.

Retained trees and hedgerows extents are shown exactly as surveyed on all landscape plans.

Refer to '19164-2-3120-Vegetation Retention and Removal' for exact representation of the Arborists plan graphics and root protection areas.

Existing trees:

The applicant needs to demonstrate that the proposals for tree and hedgerow retention takes into consideration the future growth and management and this vegetation – this means that drawings must clearly demonstrate that there is room for this growth and has included room for a herb layer.

This has been discussed onsite with FCC Parks Officer and Project Ecologist, future growth and protective measures are embodied in the final landscape design over all plans.

Refer to '19164-2-3101-Landscape Masterplan'

Refer to '19164-2-3131-Public Open Space - Small Parks'

Refer to '19164-2-3201-Sections - Site Boundaries'

Refer to Pages 21, 22, and 30 of this Landscape Strategy document for layouts and sections containing exiting trees and hedgerows.

Green Infrastructure Plan:

An accurate drawing to show trees and hedgerows to be retained (using the arborist's detailed information) and Tree and hedgerow characterization (Faulkes) and management plan is required.

This plan shall also include:

SuDS etc. (as per the engineer's drawing)

Pedestrian paths and cycle ways

Be cognisant of the proximity of paths to existing trees in terms of pedestrian safety (– provide an adequate setback).

Refer to '19164-2-0121-Green Infrastructure Plan'

Ensure that all services have been taken into consideration re. all services to be clearly indicated on the landscape plans. The services on the landscape drawing to be accurate as per the engineer's drawings.

Refer to '19164-2-3124-Combined Services and Tree Location Plan'

Overlooking of Public Open Space:

Ensure Public Open Space is overlooked and usable for recreation and pedestrian usage in the evenings/ at night.

The proposed pedestrian linkage along the graveyard requires consideration in this context. Double check documentation re. play provision and locations being referred to.

Taken into consideration and reflected throughout landscape documentation.

Further consideration should be given to the proposed play provision located to the north-west of the pump station.

Currently no fixed play features near the pump station.

Ensure contours are clearly shown on the landscape plans.

There are no significant landscape features of earthworks eg. Mounds.

Levels information are shown in the landscape sections pages.

Refer to section drawing numbers '19164-2-3201 to 19164-2-3216'

Cross sections:

Clearly show cross sections of open space to demonstrate how adjoining areas interact with the proposed Public Open Space areas in terms of levels and access for pedestrians / cyclists.

Clearly show cross sections of paths (width indicated- i.e. 2.5 to 3m) in particular in areas adjoining existing trees and as well as proposed SuDS – ensure a minimum separation distance of 2.5 metres of tree / hedges (existing and proposed) from paths

All open spaces and boundaries to external areas have section information, including identification surface types and widths.

Refer to section drawing numbers '19164-2-3201 to 19164-2-3216'

Open Space Plan

Ensure incidental open space is designed out at this stage of the design, e.g. indents at gable end of houses, strip of land to the south of 13 and 61 Willowbrook.

Noted, plans have been revised.

Clearly identify all areas proposed as open space – communal & public stating the quantity of each space. Ensure Pump and its access route are excluded from Public Open Space calculation and map.

NB: Ensure that a thin line is used to outline each area of open space (and not block colour).

Refer to '19164-2-3121-Public Open Space, Communal Open Space & SUDS'

Street Tree planting plan:

Clearly show the constructed tree pit (16 cubic metres rooting volume for trees in hard surface or in grass margins less than 1.5 metres in width) for each tree.

All services to be clearly shown on this drawing as well as a 7m separation distance between public lighting and trees.

Constructed tree pits are shown on the Planting Strategy Plan, they do not cross between multiple curtilages.

Refer to '19164-2-3171-Planting Strategy'

Tree locations and 7m radius form light poles are shown on the Tree Planting Strategy Plan.

Refer to '19164-2-3172-Tree Planting Strategy'

For all other services Refer to '19164-2-3124-Combined Services and Tree Location Plan'

ESB substations shall not to be located on Public Open Space.

Private bike storage – shall be located on Private land (and not on Public Open Space).

This has been reflected in all landscape plans.

Open Space SPO4 – The applicant is requested to demonstrate how this open space relates to the rest of the open space to the south (in Phase 2).

Extent of the Phase 2 Portion of SP04 (as shown in planning submission) has been included in the landscape plan extent.

Refer to '19164-2-3132-Public Open Space - Small Parks'

Clearly show how the foul pumping station will integrate into the open space. Clarify access route & if access is required to the station.

Access from the proposed street to pump station is identified on the Open Space plans (reinforced grass).

Further details (elevations, sections, plans) on the boundary treatments between the proposed development and the adjoining roads at the Priory are needed. It is unclear if the proposed development is to be accessible from the existing residential development it adjoins. Details on both the existing and proposed boundary treatments are required.

Details of exiting and proposed boundary treatment are shown on the Boundary Treatment plan.

Refer to '19164-2-3123-Boundary Treatment Plan'

Refer to '19164-2-3201-Sections - Site Boundaries'

Location of potential connection to Priory Wood is shown on the open space plans.

Refer to '19164-2-3131-Public Open Space - Small Parks'

Refer to Page 21 of this Landscape Strategy document

The area of left-over green space is to be clarified (to the north of the site, south of the Priory Wood rear gardens and north of the proposed IBT88' & 'BT89' block rear gardens).

Refer to '19164-2-3101-Landscape Masterplan' for boundary note.

Refer to Page 30 of this Landscape Strategy document for section addressing this area.

INTRODUCTION AND CONTEXT



Ballymastone Masterplan (inclusive Phase 3) highlighted



Demesne Walkway



Donabate Beach and Martello Tower



Donabate Village neighbourhood

Ballymastone Residential Development - Overall Masterplan

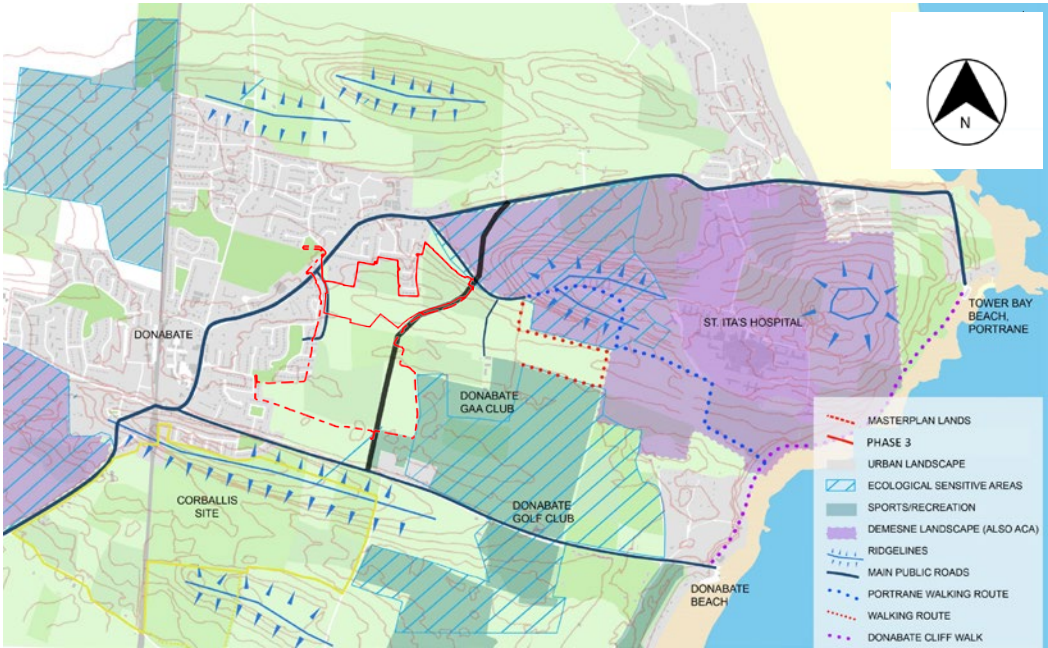
The Ballymastone residential development involves the construction of approximately 1200 residential units over an overall masterplan area of 32ha. the development has been laid out in accordance with a well considered masterplan

The overall scheme masterplan has been prepared by Glenveagh Living and their design team. For Planning purposes, the masterplan is split into three planning applications: Phase 1 which is granted permission is nearing construction completion; Phase 2 which is granted permission will be moving ahead with construction shortly; Phase 3 is related to this planning application.

The Ballymastone site is located on the Donabate Peninsula to the east of Donabate village in FCC's Coastal Landscape Character Area. The peninsula is rich in landscape character with its tapestry of

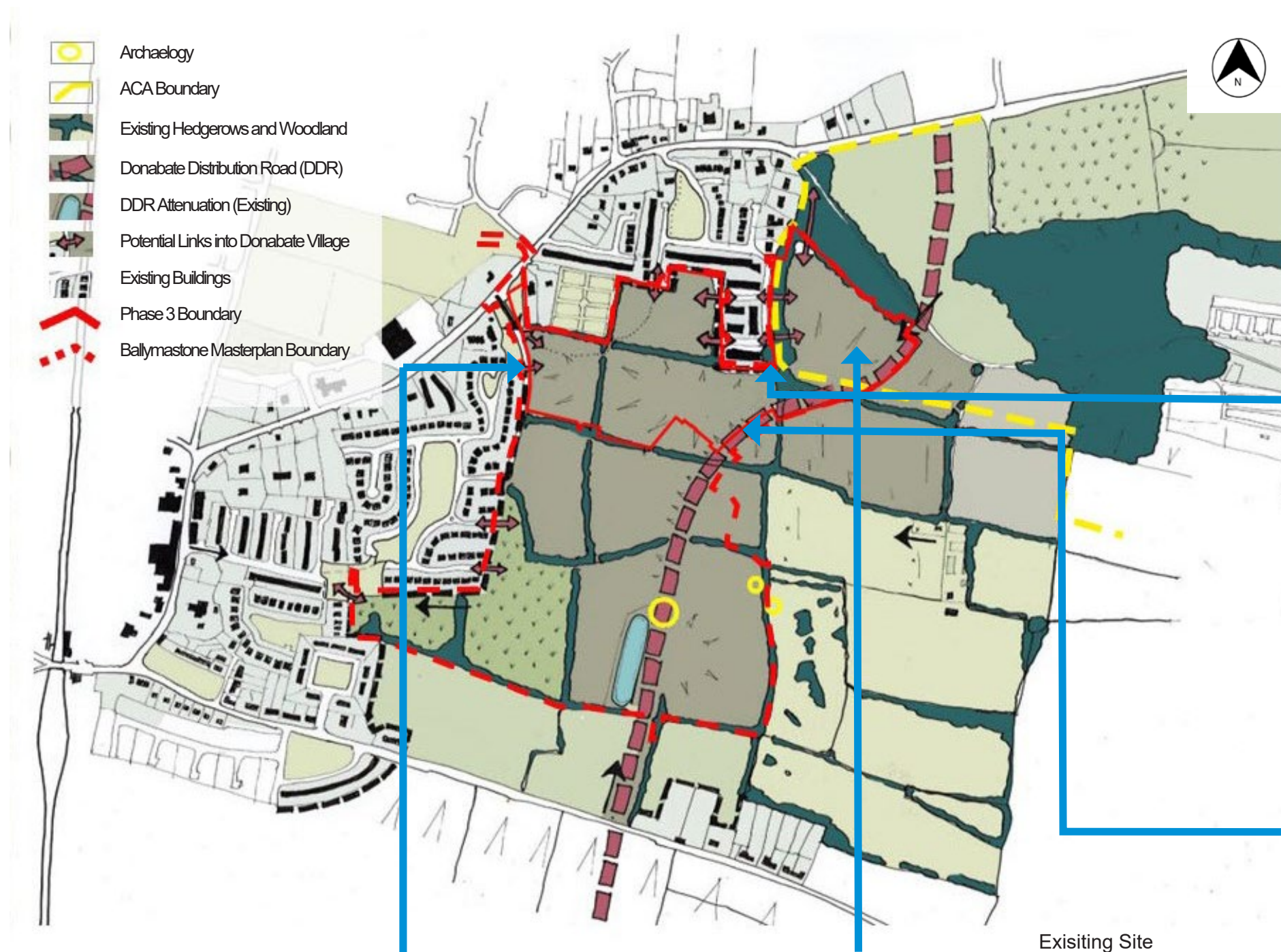
- Agricultural landscape of fields and farmland.
- Coastal landscapes of beaches, bluffs, saltmarshes and estuaries.
- Wooded landscapes of demesnes, hedgerows, forests.
- Leisure landscape of golf courses, playing fields and play parks.
- Residential landscape of greens and gardens.

The adjacent diagram and photographs below illustrate the key characteristics of the local landscape / townscape, particularly the village qualities of Donabate - its landmarks, historic features and Demesne, green and leafy neighborhoods and residential areas where the village abuts the western boundary of the site and to the east the new DDR and Recreation Hub



Key Characteristics of local area

SITE CONTEXT



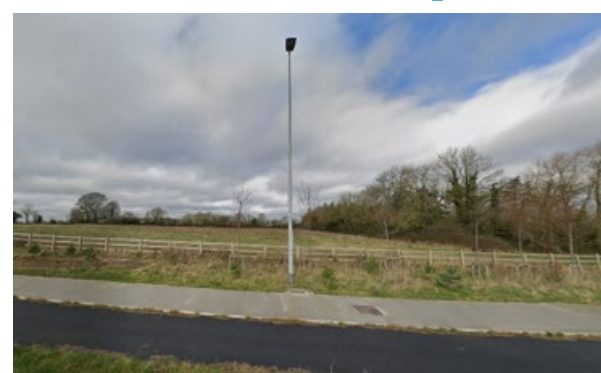
Mature tree group to north-west corner



View from new DDR



View from the Links along northern boundary with graveyard



View from DDR towards Northern wooded boundary

Existing Site

The existing site is characterized by dense hedgerows, a group of trees on the north/northwest interface of the graveyard and a woodland boundary on the north/northeast. The proposed Phase 3 development is bound on the south by the Phase 2 development which will be under construction shortly, a graveyard on the north/northwest, the Donabate Distributor Road on the east and by the Donabate village on the west.

Topographically the land appears relatively flat however there are gentle undulations across the site. With a built density of 227 houses, 47 duplexes, 124 apartments and a creche, the public open space and communal amenity space landscape design delivers a permeable, active green grid that connects places to people.

DEVELOPMENT SUMMARY & LANDSCAPE DESIGN VISION

Development Description

In summary, the proposed development will consist of the construction of a residential development, which represents Phase 3 of the wider development of the Ballymastone Lands, ranging in height from 2- to 6-storeys, to accommodate 398 no. residential dwellings (including a mix of apartments, duplexes and houses), private amenity space, a crèche (c. 646sq.m), and a community space (c. 100sq.m).

The site will accommodate 316 no. car parking spaces in total, 1,619 total no. bicycle parking spaces, new pedestrian/cycle links, road improvements, storage, services and plant areas. Landscaping will include communal amenity areas, SuDS features, and significant public open space (c. 15.3% of the net site) including outdoor exercise and play equipment.

Landscape Design Vision:

The landscape masterplan envisions to deliver a permeable, active green grid that connects places with people through the creation of four types of landscape: small parks, pocket parks, active corridors created around existing hedgerows and connecting green infrastructure.

As with Phase 1 & 2, Phase 3 will include:

- Preserved hedgerows along greenways and between housing developments
- Play, exercise and relaxation opportunities in open spaces
- New habitat connections
- Parks located a street away from homes

These open spaces will provide a range of opportunities to include public art, which will be agreed with FCC, in a similar fashion to Phase 1 & 2.

The development will create landscape links around Donabate Village, connecting and providing walking and cycling routes between the two demesnes at Newbridge and Portrane.

To the east of the Donabate distributor road, the Recreational and Sports Hub is being developed by FCC to service the wider Donabate area, providing access to grass and all weather pitches, athletics track, play and skateboard facilities for the population thus relieving the pressure on the site to allocate significant areas of land for Class 1 open Space activities.



Existing Turkey Oak to be retained on site

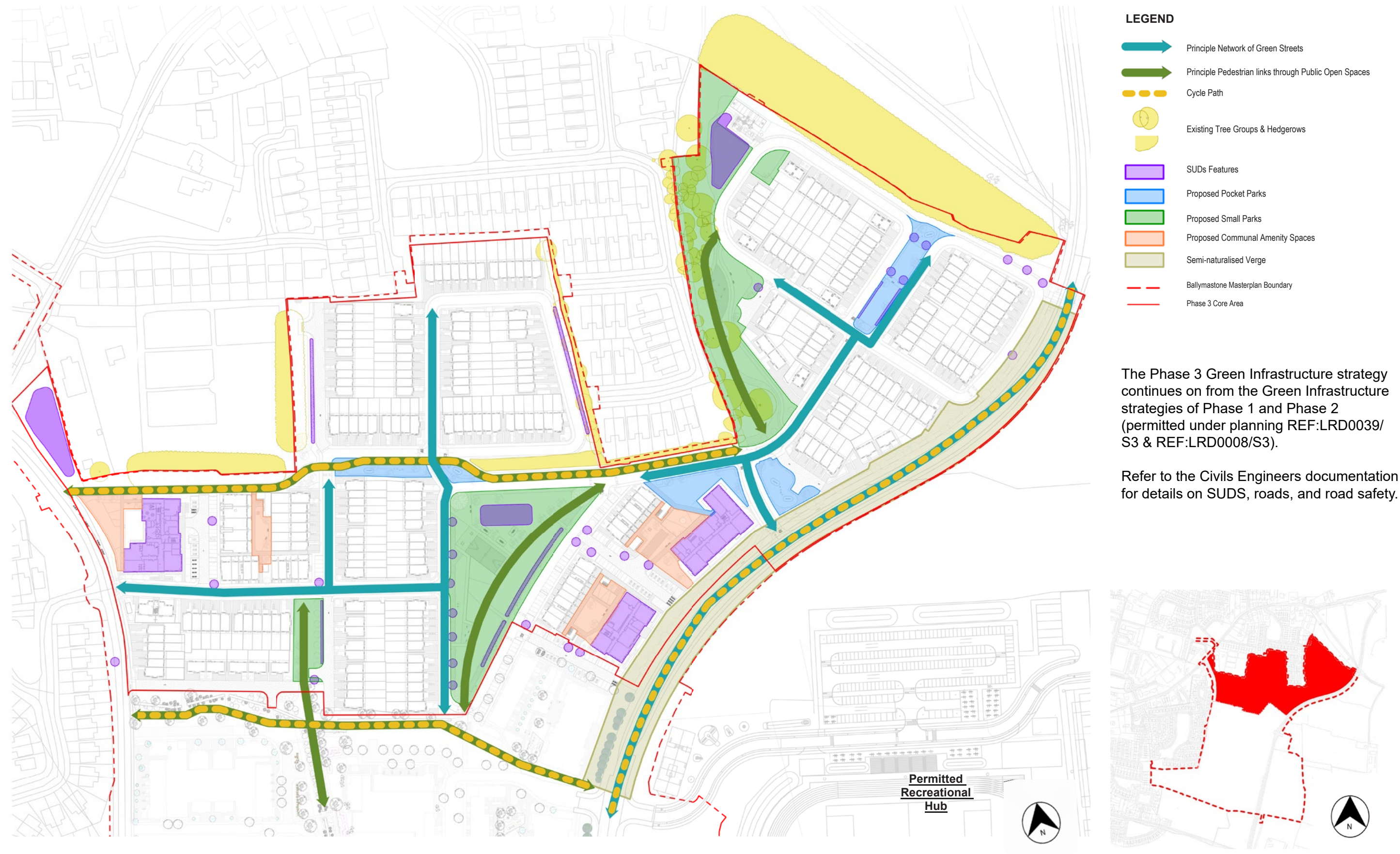
OVERALL LANDSCAPE MASTERPLAN



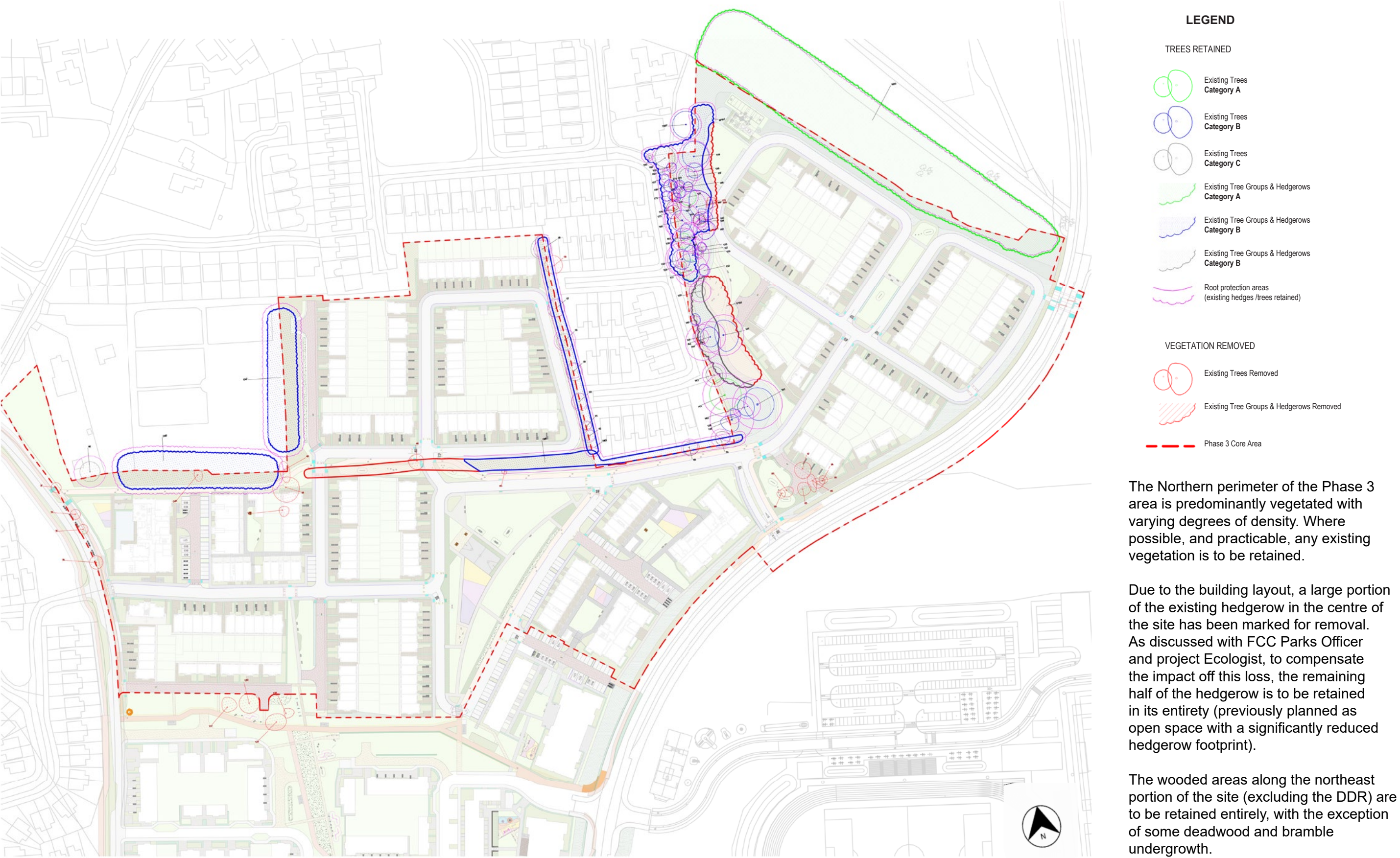
LANDSCAPE MASTERPLAN LAYOUT - PHASE 3



GREEN INFRASTRUCTURE STRATEGY

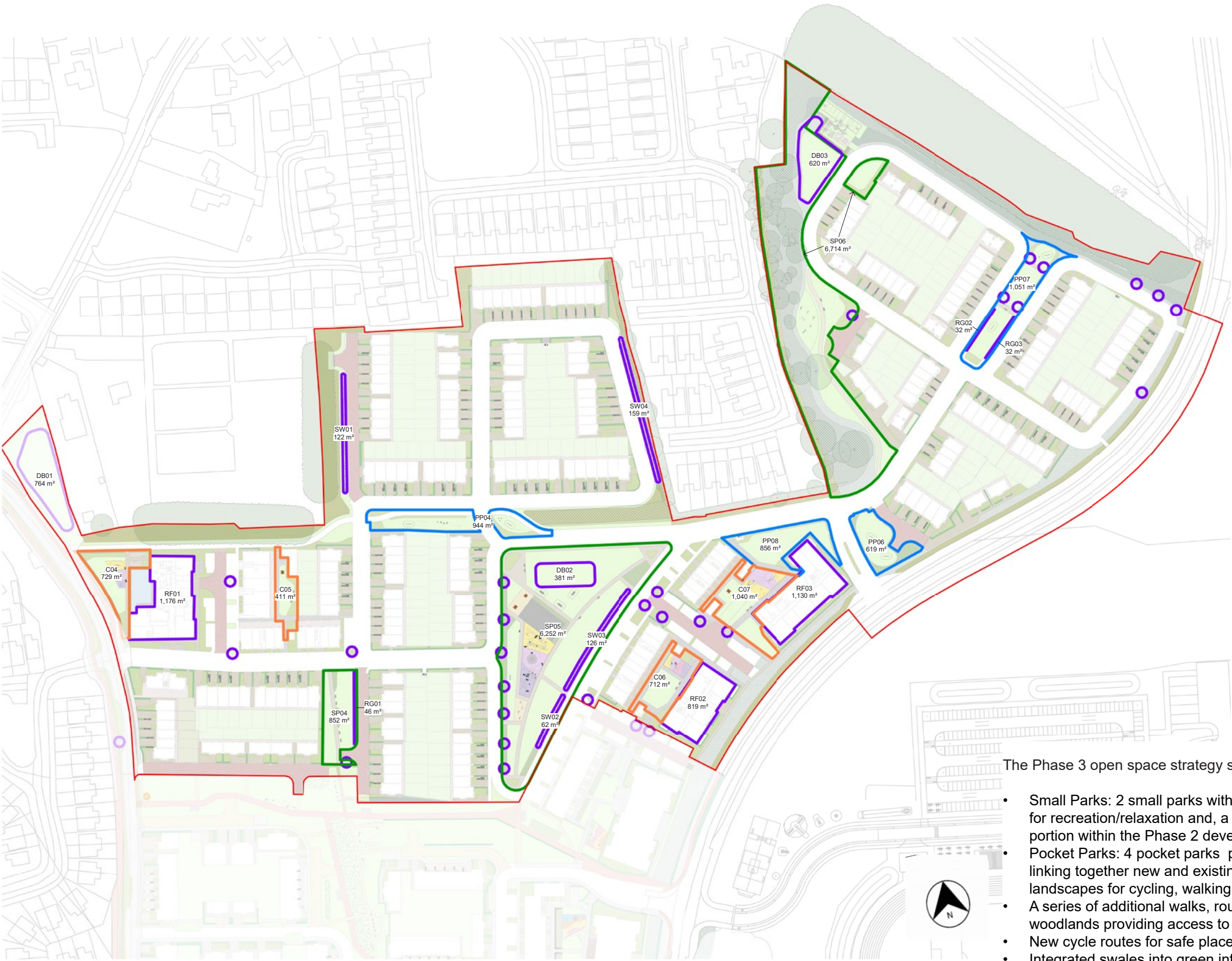


VEGETATION RETENTION & REMOVAL STRATEGY



Refer to 'Tree Impact & Protection Plan Ballymastone Phase 3 LR Stage 4 25-635-03_final' for detailed Arborist drawing

PUBLIC, COMMUNAL OPEN SPACE, & SUDS STRATEGY



LEGEND

- Communal Open Spaces (C)
- Pocket Parks (PP)
- Small Parks (SP)
- SUDS Features
- Phase 3 Core Area

Communal Open Spaces (CAS)	
CODE	AREA
C05	411.5 m²
C06	712.4 m²
C07	1040.3 m²
C04	729.4 m²
Total Area	2893.5 m²

Small Parks (SP)	
CODE	AREA
SP04	851.8 m²
SP05	6252.1 m²
SP06	6714 m²
Total Area	13817.8 m²

Pocket Parks (PP)	
CODE	AREA
PP04	943.9 m²
PP06	619.3 m²
PP07	1050.9 m²
PP08	856.3 m²
Total Area	3470.4 m²

SUDS Features	
FEATURE TYPE	AREA
Detention Basins (DB)	1765.9 m²
Rain Gardens (RG)	109.9 m²
Roof Gardens (RF)	3124.1 m²
Swales (SW)	469.3 m²
Tree Pits	664.2 m²
Total Area	6133.5 m²

Minimum Public Open Space requirement is 15% of the net site area.

15% of 11.28Ha (Phase 3 net site area) = **1.69Ha**
Total public open space provided = **1.73Ha (15.3% of net site area)**

FCC Development Plan objective DMS051 requires 'a minimum public open space provision of 2.5 hectares per 1000 population...'

2.373ha of open space is required in total
(75% Class 1 / 25% Class 2)

Class 1 open space required = 1.77ha
Total Provided = **0.0ha**

Class 2 open space required = 0.6ha
Total Provided = **1.73ha**

The Phase 3 open space strategy seeks to create :

- Small Parks: 2 small parks with equipped play facilities and other opportunities for recreation/relaxation and, a portion of a small park (SP04) with it's larger portion within the Phase 2 development also provides opportunities for play.
- Pocket Parks: 4 pocket parks provide an opportunity to play a street away linking together new and existing villages through linear, multi functional landscapes for cycling, walking, play, ecology and sustainable drainage.
- A series of additional walks, routes and loops around existing and proposed woodlands providing access to nature.
- New cycle routes for safe places to ride east-west and north-south.
- Integrated swales into green infrastructure responding positively to topography.
- A tree hierarchy to make legible streets.

PLAY STRATEGY



LEGEND

- Local Equipped Area of Play (LEAP)
- Local Area of Play (LAP)
- MUGA
- Teen Zone
- Phase 3 Core Area

Local Equipped Area of Play (LEAP)	
LEAP Areas In	AREA
Communal Open Spaces (C)	425.2 m²
Small Parks (SP)	670.3 m²
Total Area	1095.5 m²

Local Area of Play (LAP)	
LAP Areas In	AREA
Pocket Parks (PP)	1096.4 m²
Small Parks (SP)	1693.3 m²
Total Area	2789.8 m²

Additional Play Provision within Small Parks (SP)	
CODE	AREA
MUGA	336.6 m²
Teen Zone	333.5 m²
Total Area	670.1 m²

The play strategy aims to provide a diverse range of play opportunities throughout the development’s open spaces, this includes dedicated play spaces for different ages and abilities.

The different types of dedicated play in phase 3 are as follows:

- Local Equipped Area of Play (LEAP)
- Local Area of Play (LAP)
- Multi-Use Games Area (MUGA)
- Teen Zone

LEAP areas have been provided in every larger public space (Small Parks), and in 3 of the 4 Communal Open Spaces.

LAP areas have been provided in every Pocket Park, these are typically in the form of natural play elements, boulders, steps and, balance logs, and dedicated kick about areas.

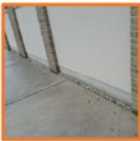
The central open space also provides the MUGA ball court and Teen Zones.

BOUNDARY TREATMENT STRATEGY



LEGEND

- Blockwork wall with Brick Piers 2000m high
- Brickwork wall to Public Open Space 2000m high
- Concrete Block wall with Concrete Capping 2000m high
- Timber Panel and Concrete Post Fence 1800mm high
- Playground Railing - Steel railings with gate
- Knee Rail
- Palisade Fence 2400mm high
- Estate Railing 1100mm high
- Steel Railing 1500mm high
- Privacy Hedge
- Native Hedgerow
- Access Gate to Backgardens
- Phase 3 Core Area



Blockwork wall with Brick Piers - Facing public realm



Brickwork wall - Facing public open space



Concrete Block wall with Concrete Capping



Timber Panel and Concrete Post Fence



Playground Railing - Steel railings with gate



Palisade Fence - Security fence for pump station



Estate Railing



Privacy Hedge



Access Gate to Backgardens



Steel Railing - For communal open spaces



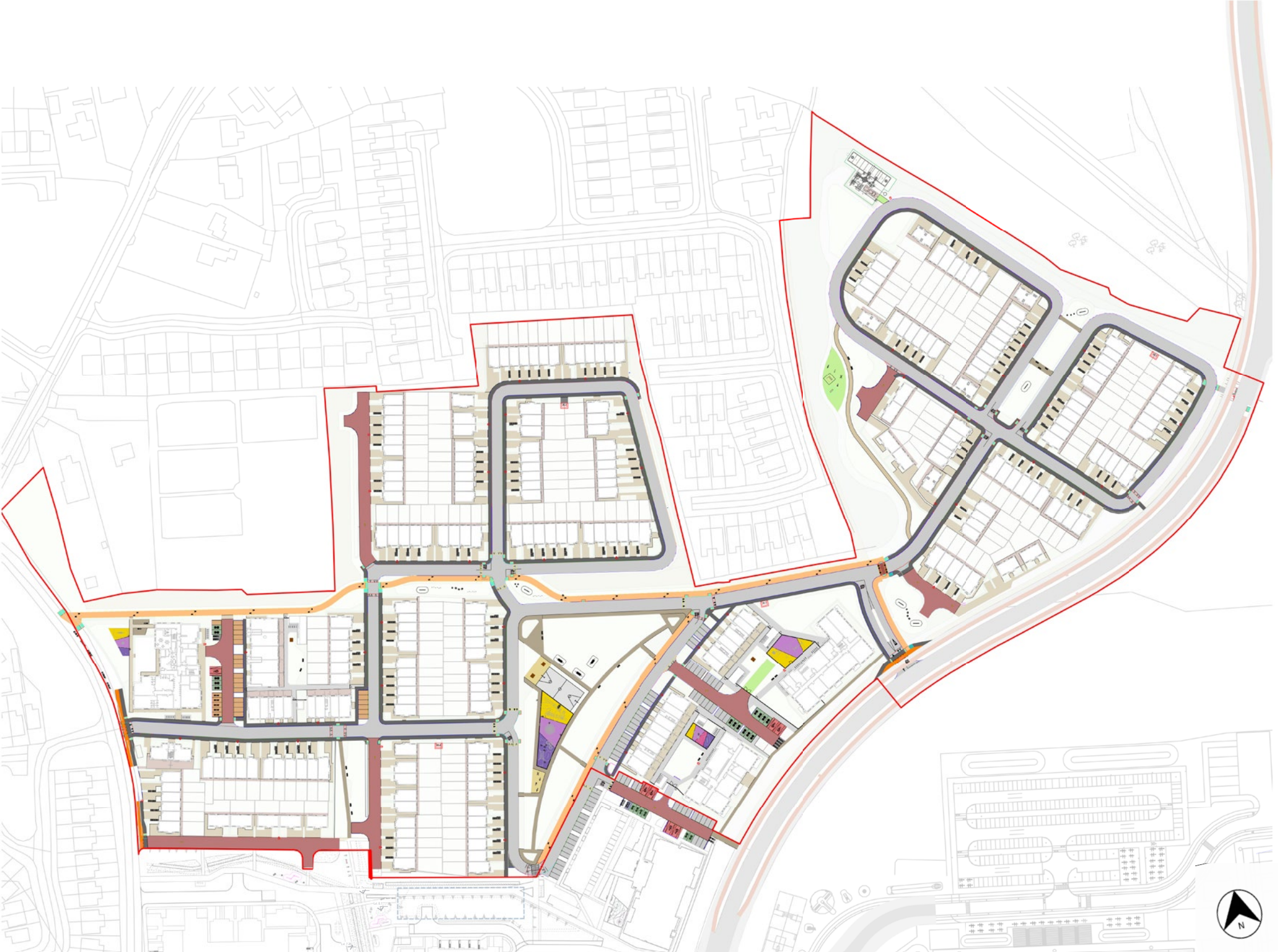
Knee Rail

The boundary treatment strategy reflects the strategies of phases 1 and 2, to create a consistent design character throughout the whole development.

The boundary treatments unique to phase 3 are along the northern boundaries to the existing residential properties and areas of existing woodland.

Refer to Pg. 30 for Site Boundary Transitions

PROPOSED HARD LANDSCAPE STRATEGY



LEGEND

HARD LANDSCAPE

- Permeable PCC Unit Paving
- PCC setts paving
- In-Situ Concrete path to Backgardens
- Buff Tarmac Path
- Cellweb Path
- Play Area/ Safety surface
- Reinforced Grass
- Public footpath - In-situ concrete (refer to Civil engineers drawings)
- Road (refer to Civil engineers drawings)
- Coloured macadam to Homezones (refer to Civil engineers drawings)
- Shared cycle & pedestrian path (refer to Civil engineers drawings)

FURNISHING

- Seating
- Bike stands
- Play equipment
- Outdoor fitness equipment
- Natural play equipment
- Teen Zone Area
- Pedestrian gate & Railing

ENGINEER'S

- Public Lighting
- ESB

Phase 3 Core Area

The hard landscape strategy reflects the strategies of phases 1 and 2, to create a consistent design character throughout the whole development.

Hardstand finishes of the public streetscape and parking have been determined by the Civil Engineer, refer to the Civil documentation for further details.

Refer to Pg. 32 for Materiality & Planting Principles

PROPOSED SOFT LANDSCAPE STRATEGY



PROPOSED TREE STRATEGY



TREE PLANTING PALETTE

Street Trees



Corylus columna



Betula pendula



Betula pubescens



Amelanchier canadensis



Acer campestre 'Streetwise'

Parkland Trees



Tilia cordata 'Greenspire'



Pinus radiata



Pyrus calleryana 'Chanticleer'



Crataegus monogyna



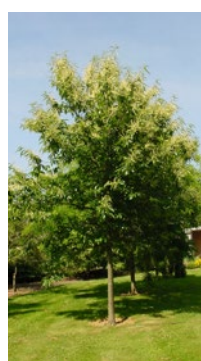
Liquidambar styraciflua 'Slender Silhouette'



Ulmus 'Lobel'



Prunus avium 'Plena'



Castanea sativa

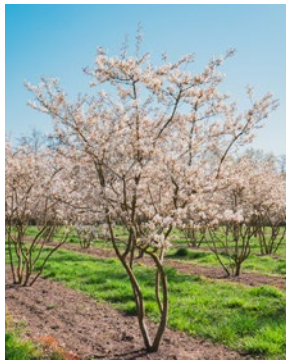


Quercus petraea

Small Trees / Specimen Shrubs



Acer palmatum "Osakazuki"



Amelanchier lamarckii



Cotinus coggygria



Crataegus monogyna



Euonymus europaeus



Malus X floribunda



Magnolia stellata



Rhus typhina



Viburnum opulus



Viburnum tinus "Eve Price"

Verge Trees



Tilia cordata 'Greenspire'



Prunus avium

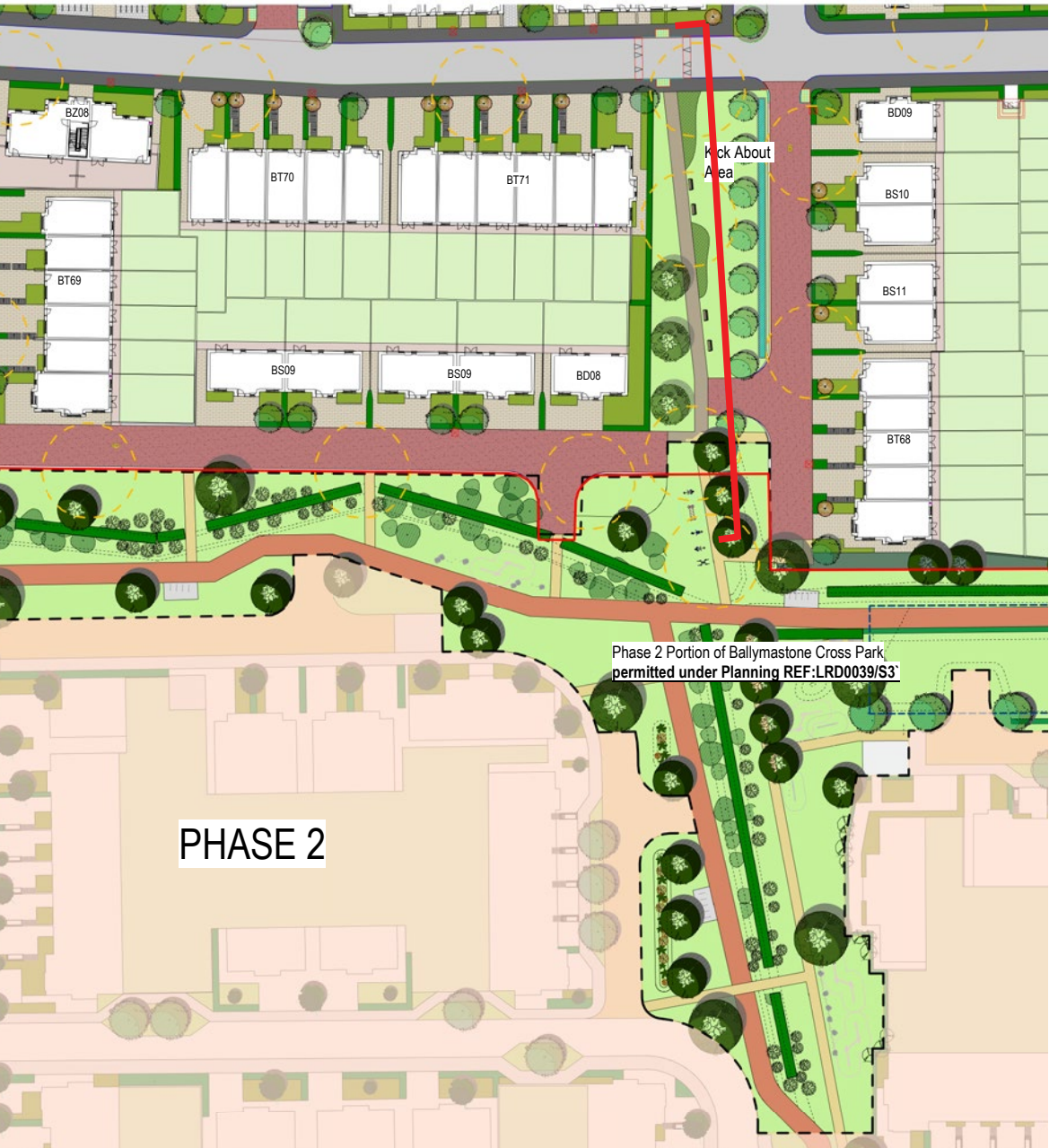


Ulmus 'Lobel'



Quercus ilex

SMALL PARKS



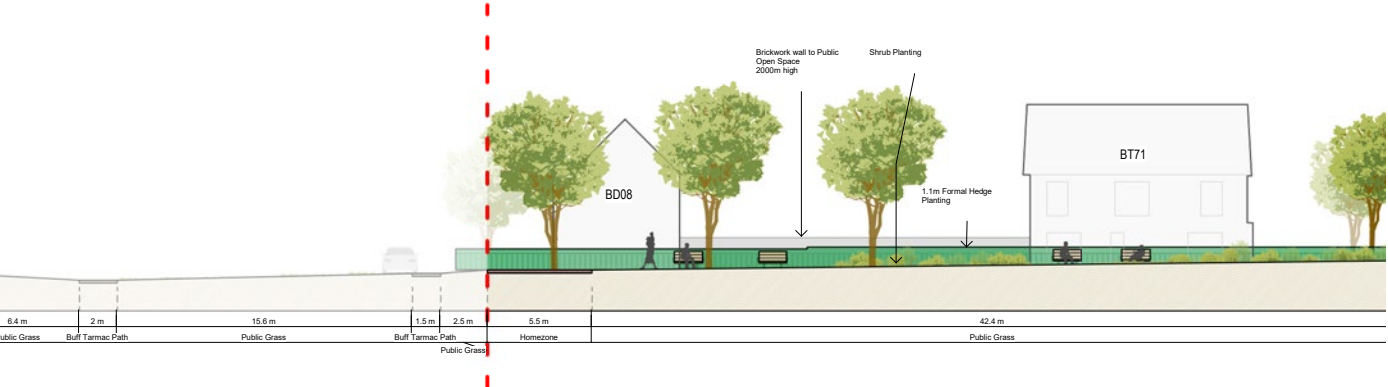
Ballymastone Cross Park – SP04 (Left)

Ballymastone Cross is located at a distinctive hedgerow junction. Overlooked from all angles, the park will provide a popular route for people travelling between Donabate Village and the proposed educational and sports hub to the east. The design allows movement through the hedgerows, which will be cut back and managed.

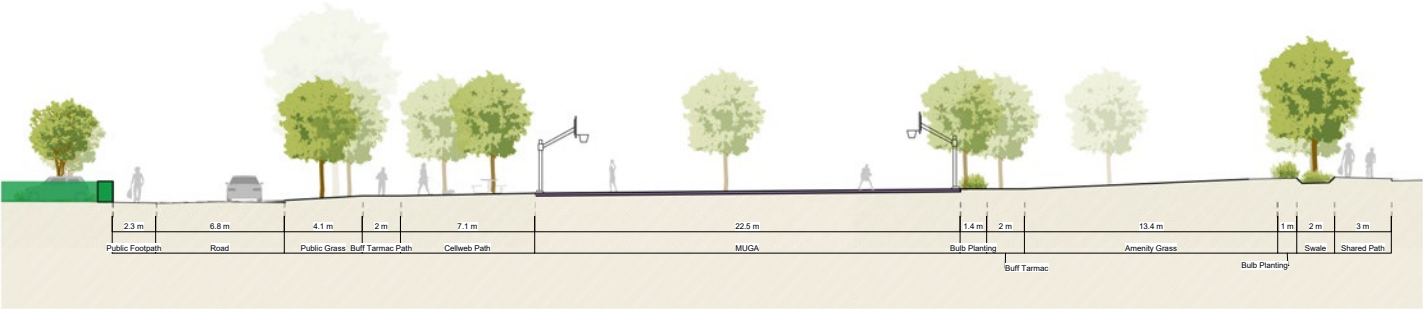
The majority of the park lies within Phase 2 of the overall project, however the northern portion lies within phase 3 and continues the same design intent.

Ballalease Park – SP05 (Right)

Ballalease Park is located is a central position within the village on what will be a busy route between Donabate Village and the proposed educational and sports hub. The park's strong geometry guides people through it and creates identity. Overlooked by duplexes to the east and houses to the west, this park will accommodate several uses and subtle changes in character.



SP04 Section



SP05 Section

SMALL PARKS



Ballalease Woods Park - SP06

Ballalease Woods takes advantage of the established woodland to provide an attractive woodland surrounded park. The park provides sheltered pockets of open space along the wooded edge, including an equipped outdoor fitness area and a sunken kick about area.

Existing Woodland

The existing woodland and large trees (including undergrowth) are to be retained and protected. Along the property boundary with Priory Wood, infill hedgerow planting will create a dense hedgerow, preventing access into the woodland. Along the internal edge of the park, strips of meadow grass will act as a buffer / deterrent to accessing the bramble undergrowth of the vegetation edge.

As agreed on site with FCC senior parks officer, the existing vegetation has been included in the open space extent due to its public amenity value as a high value ecological habitat.

Potential Connection

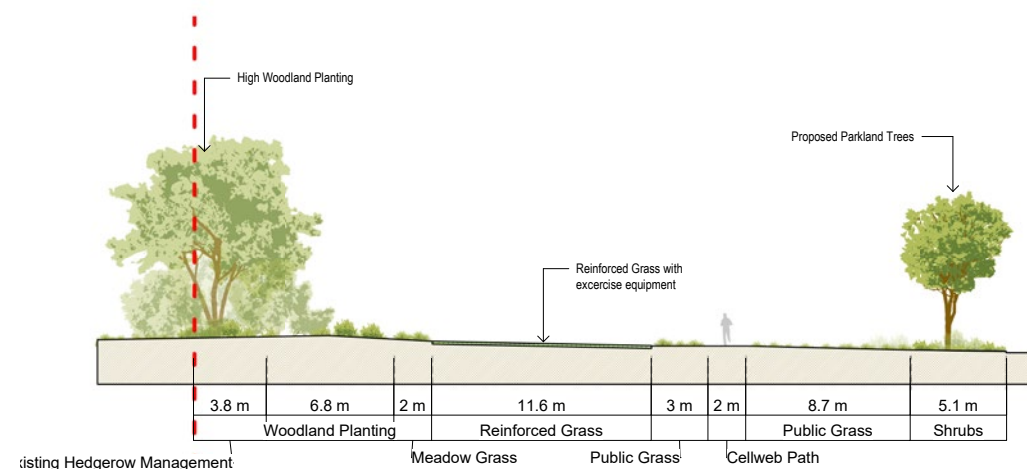
During the site visit with FCC parks and the project Ecologist, there was a less dense portion of the undergrowth between the open space and Priory Wood that was deemed suitable as a future pedestrian connection if required.



Existing woodland along northern end of park



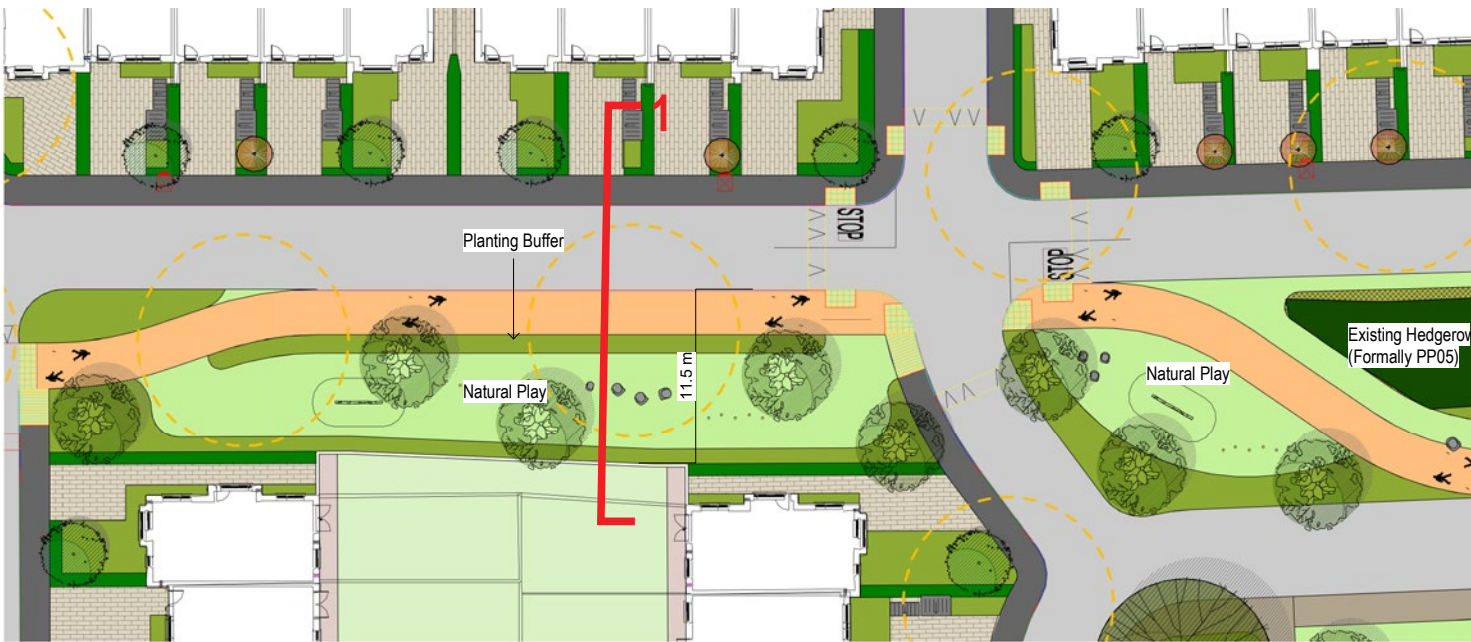
View of large Turkey Oak at southern end of park



SP06 Section



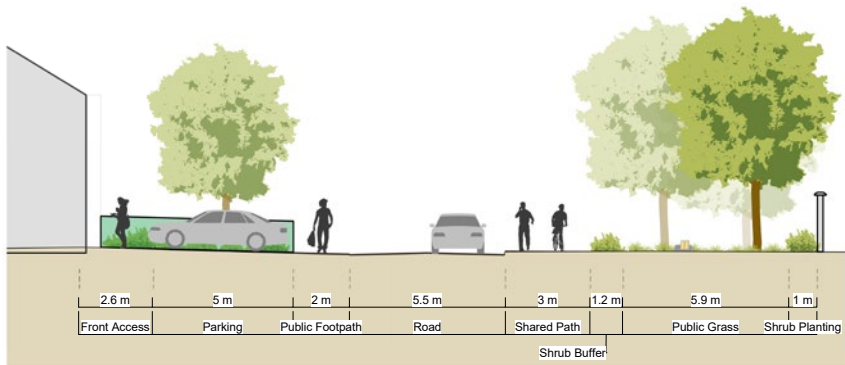
POCKET PARKS



PP04

This pocket park provides an intimate open space between the shared cycleway and the private house frontages overlooking the space. Remnants of the existing hedgerow are to be retained, while still allowing passive surveillance over the space. The park has ample passive surveillance along the northern edge.

The park continues to the other side of the intersection, with an intimate natural play space. This space was previously part of PP05, which was removed to allow for the retention of the large existing hedgerow through the area, as agreed on site with FCC senior parks officer and project Ecologist.

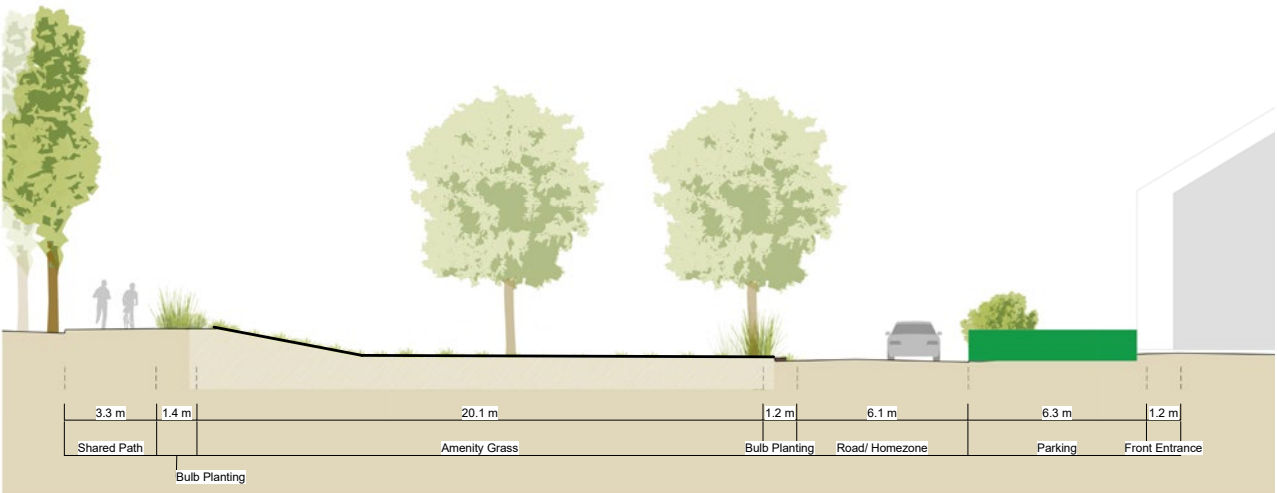


PP04 Section



PP06

This pocket park is accessed by the shared cycle coming from the DDR to the southeast and the homezone along the north. It is planted on all edges with a knee rail along the road edges, creating a secure enclosed space for play. The space will also serve as a transition area between the higher levels of the DDR access road and the lower levels of the homezone.



PP06 Section

POCKET PARKS



PP07

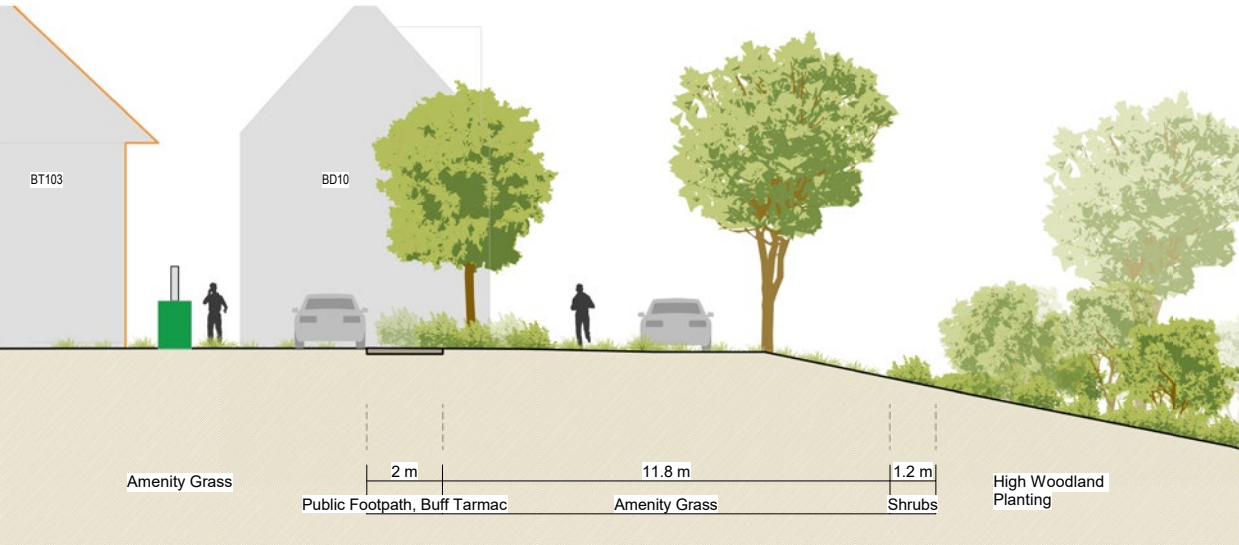
This pocket park is defined by the two residential access roads to the east and west, and stops at the woods along the northern boundary. The park provides natural play fixtures at the northern and southern ends, with generous kickabout space between them. The park has ample passive surveillance along both east and west edges.



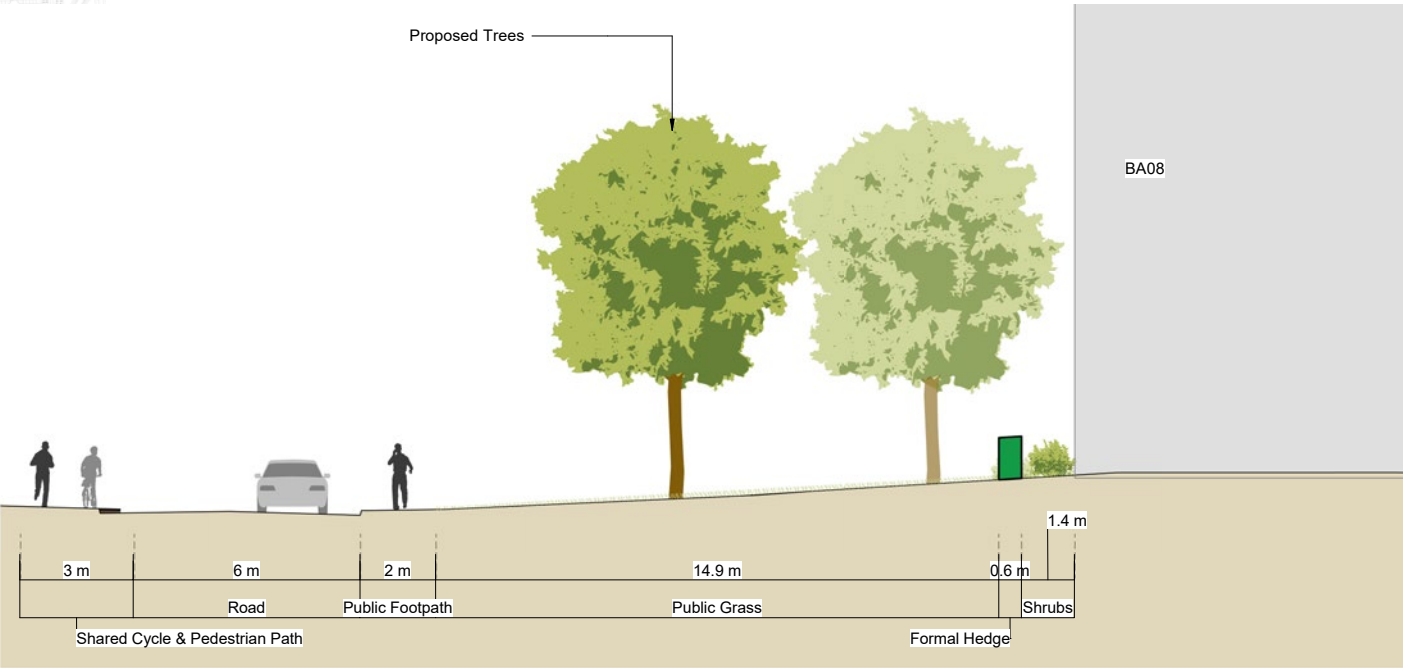
PP08

This Pocket Park offers a sizable open kickabout space, lined with parkland trees. There is a >2m planted privacy buffer between the space and the apartment frontages.

The perimeter of the park along the street has an amenity planting buffer with a knee rail, to add a sense of security to the space.

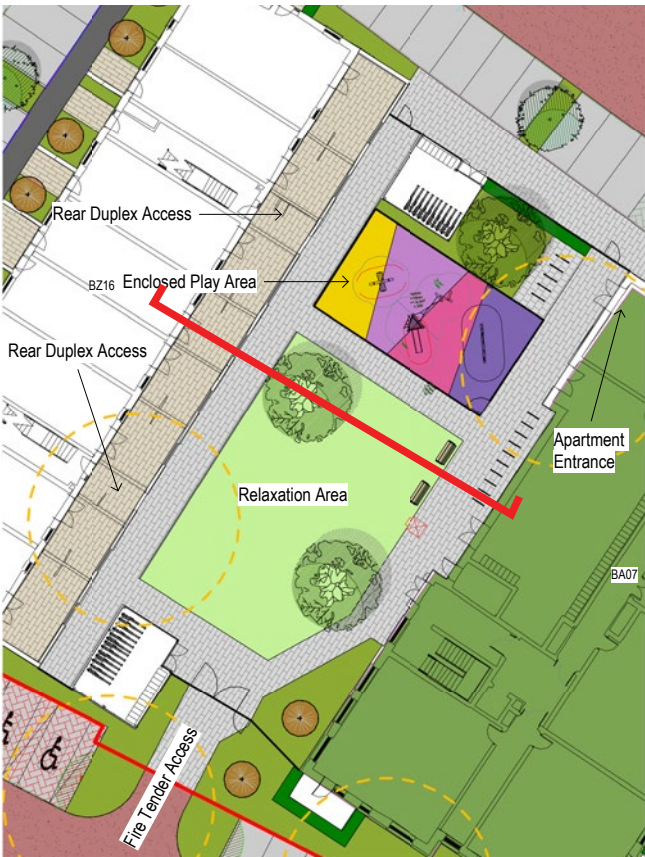


PP07 Section



PP08 Section

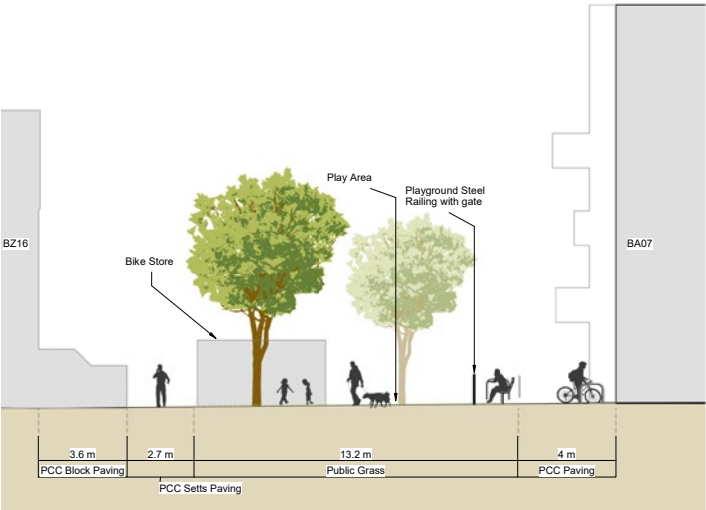
COMMUNAL AMENITY SPACE



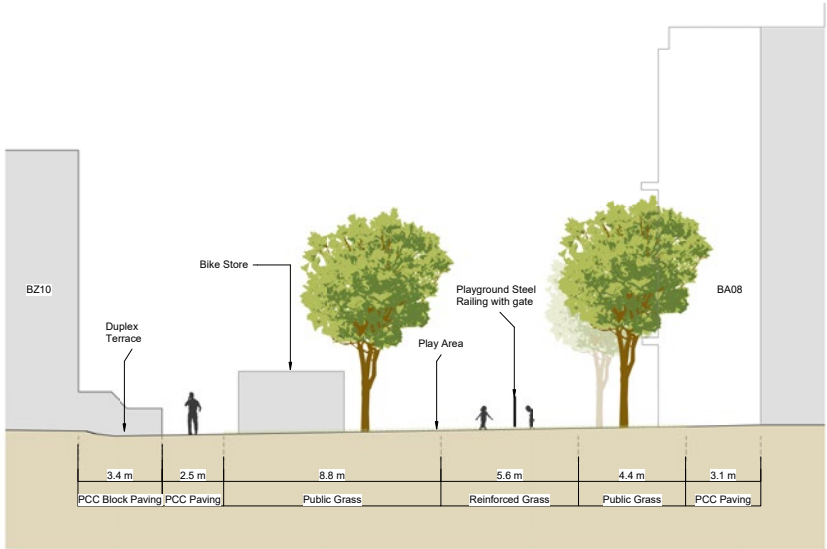
C06 (Left) & C07 (Right)

Both communal amenity spaces are defined by apartment blocks along the southeast and the rear gardens of duplex blocks along the northwest. Both spaces provide equipped and secured play areas, as well as generous grasses areas for relaxation, that will serve the residents of the apartment blocks.

Both spaces have a typical north – south movement pattern. Both areas will be secured to create a sense or privacy. There will be double leaf gates on both the southern edges of the spaces to allow for fire tender access.

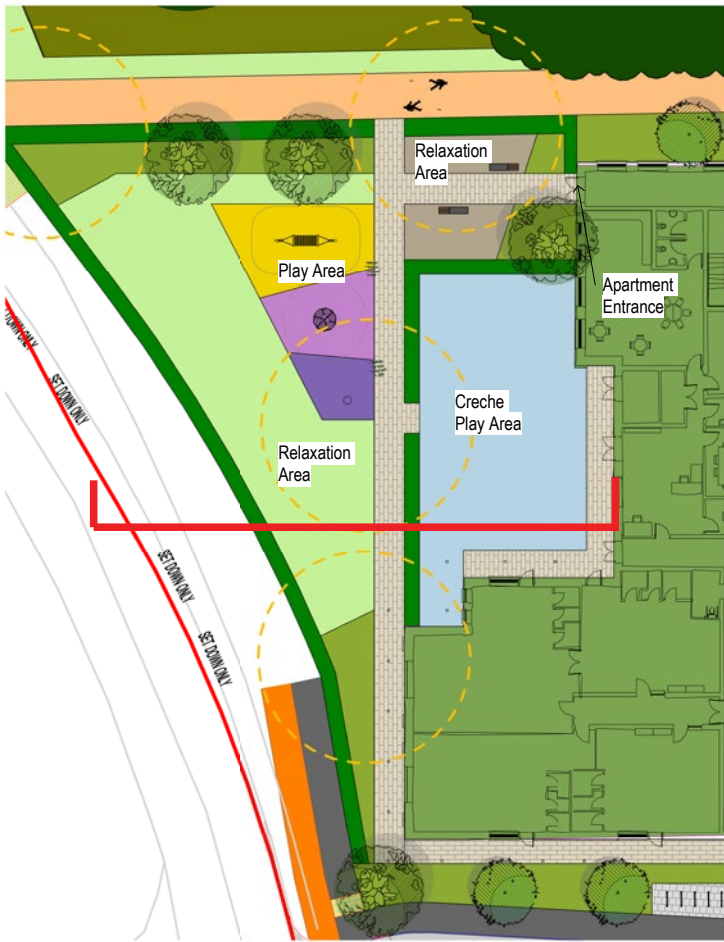


C06 Section



C07 Section

COMMUNAL OPEN SPACE

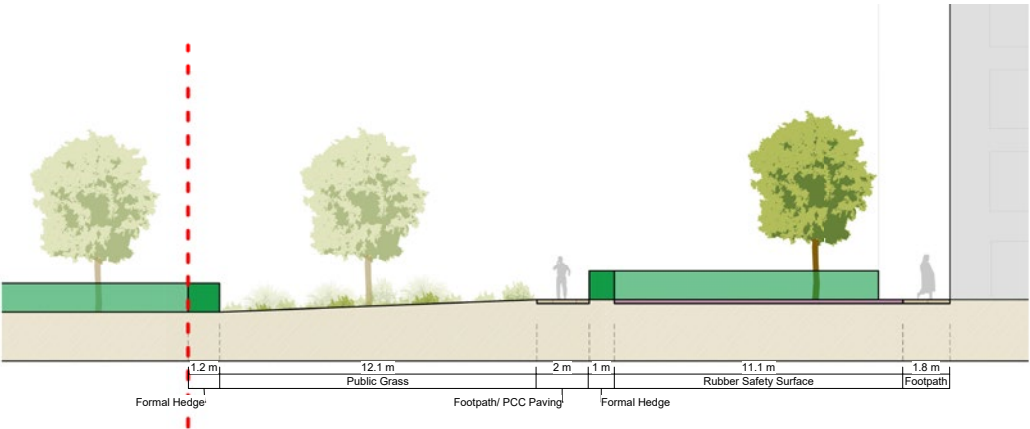


C04 (Left)

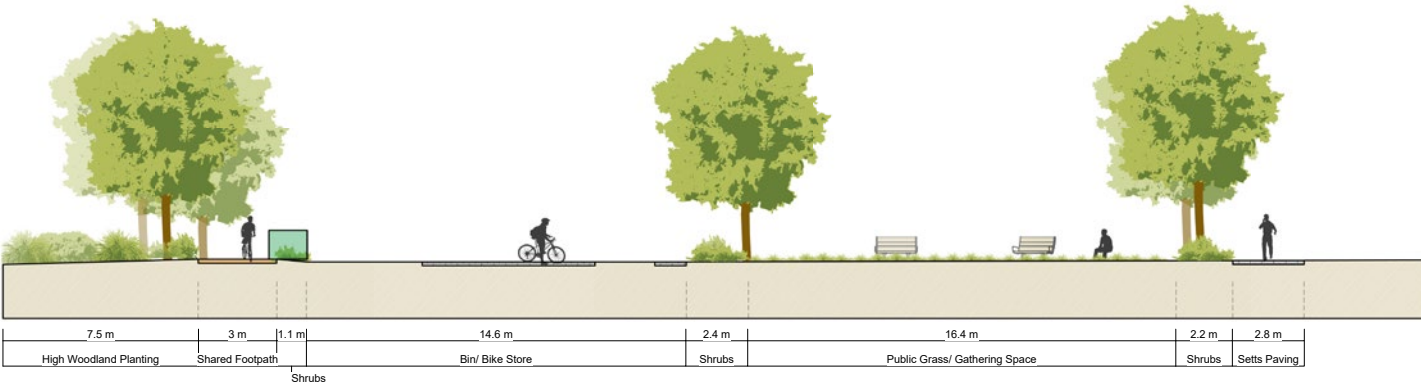
This communal open space serves the residents of the apartment block that defines the east edge of the area. The space is fully secured with hedge and fencing treatment along the existing road to the west. It provides an equipped play area as well as a grassed relaxation area. The space overlooks the play area for the proposed crèche.

C05 (Right)

This space is defined by the rear gardens / patios of both duplex and terraces housing. It will have ample passive surveillance from the upper units of the duplexes on the south and east edges. The space is predominantly open grassed relaxation, with connections to the communal bike and bin stores to the north and south.



C04 Section



C05 Section

PROPOSED PLAY DESIGN INTENT

The proposed play area and open space design for Phase 3 of the residential development in Ballymastone aims to create inviting, inclusive, and engaging spaces for residents of all ages, enhancing the sense of community and supporting healthy, active lifestyles.

At the heart of the development is a vibrant public open space featuring a 400m² playground, a 337m² multi-use games area (MUGA), four pieces of outdoor cardio exercise equipment and a welcoming seating area surrounded by lush planting. This central hub is complemented by three smaller communal play areas that are seamlessly integrated into the surrounding landscape, ensuring easy access and a diverse range of play opportunities for all residents.

The play areas throughout the development feature distinctive brightly coloured geometric patterns within the safety surfacing. These lively and eye-catching designs not only complement the contemporary character of the site but also help to direct younger users to the spaces designed for play. The vivid surfacing is paired with natural Robinia timber play equipment, chosen for its tactile and durable qualities as well as its ability to blend harmoniously with the surrounding green spaces.

The three smaller communal play areas continue the geometric surfacing theme and offer a variety of natural Robinia timber equipment, such as swings, carousels, hammocks, climbing structures, balance play units, springers and slides. Each space is thoughtfully designed to provide unique play experiences that encourage social interaction and inclusive play opportunities, inspiring children to play together and forge connections within the community.

Beyond the play spaces, the development also promotes active recreation for all residents through the inclusion of the MUGA, outdoor fitness equipment and open green spaces that support informal leisure and relaxation. These elements together create a balanced and engaging outdoor environment that integrates structured and unstructured play and recreation.



SP05 - Tunnel with angled entry



SP05 - Embankment Slide



SP05 - Teen Zone Hammock Grove



SP05 - Rope climber



SP06 - Fitness equipment



C04 - Carousel



C06 - Butterfly seesaw



C07 - Tower with slide

PROPOSED PLAY AREAS



SP05 - Play Spaces

The Ballalease Park offers the most diverse variety of play out of the open spaces on site with fully equipped play and fitness areas, a ball court (MUGA), and teen zones.

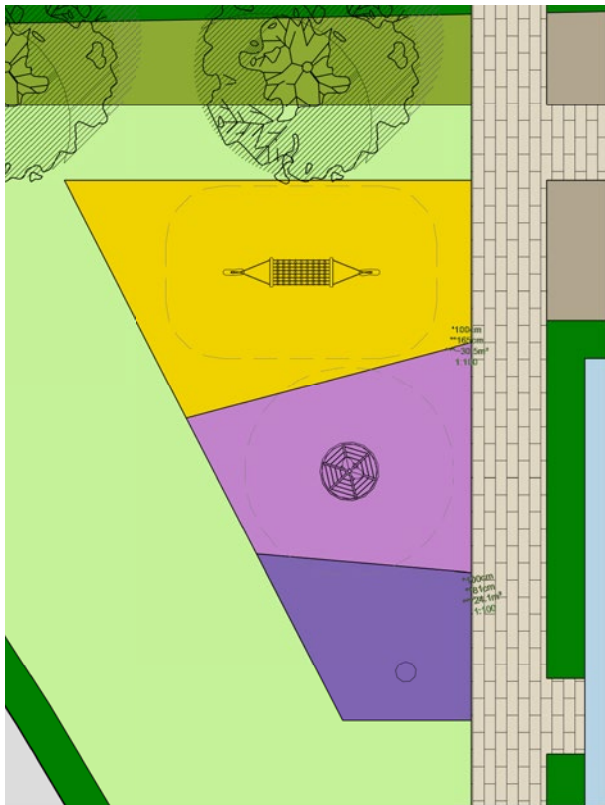
The equipped play and fitness areas have been arranged to ensure there is a minimum setback of 25m from the façades of the residential units.



SP06 - Equipped Outdoor Fitness

Ballalease Woods Park offers a equipped outdoor fitness along the trail of the southern portion of the park. The equipped play area has been arranged to ensure there is a minimum setback of 25m from the façades of the residential units.

PROPOSED PLAY AREAS



CO4 – Play Space

- Hammock
- Carousel
- Stepping Poles



CO6 – Play Space

- Butterfly Seesaw
- Slide Climber
- Balance Beam



CO7 – Play Space

- Slide Tower
- Springer
- Agility Course
- Stepping Poles

There are equipped play spaces within 3 of the 4 communal open spaces. These spaces will offer play opportunities to the residents of the adjacent apartment blocks and duplexes.

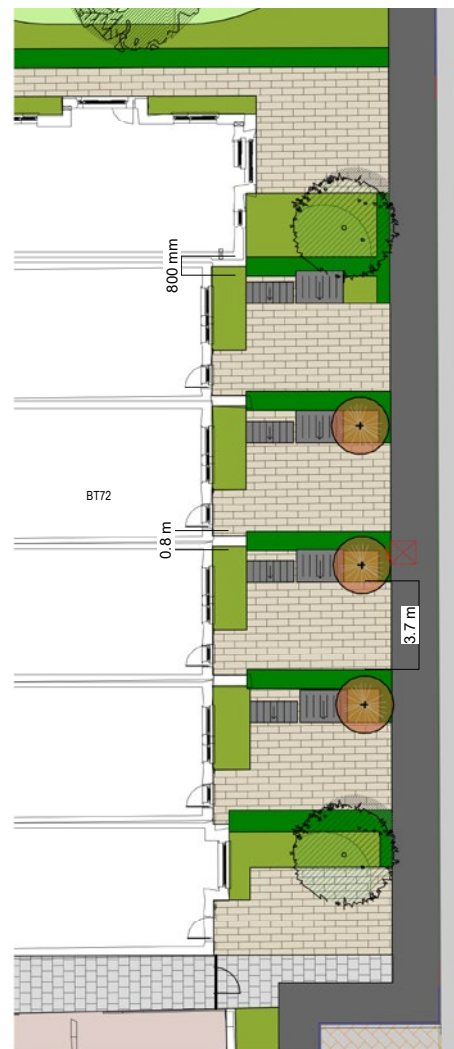
The play spaces withing the larger communal areas (C06 & C07) area enclosed, and the play space within the smaller communal open space (C04) is not enclosed as the space is more secure.



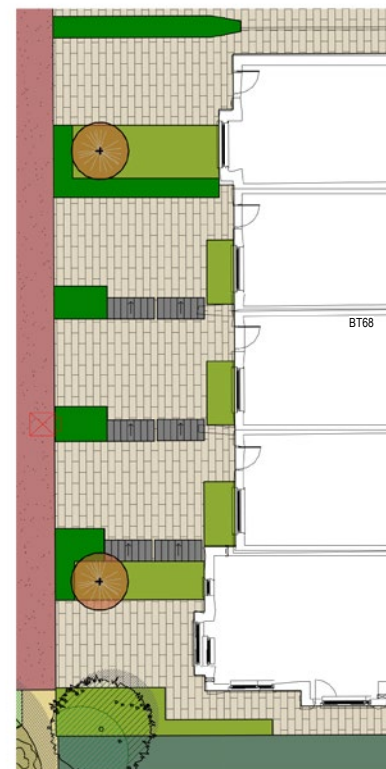
HOUSE FRONTAGE STRATEGY



Typology 01



Typology 02



Typology 04



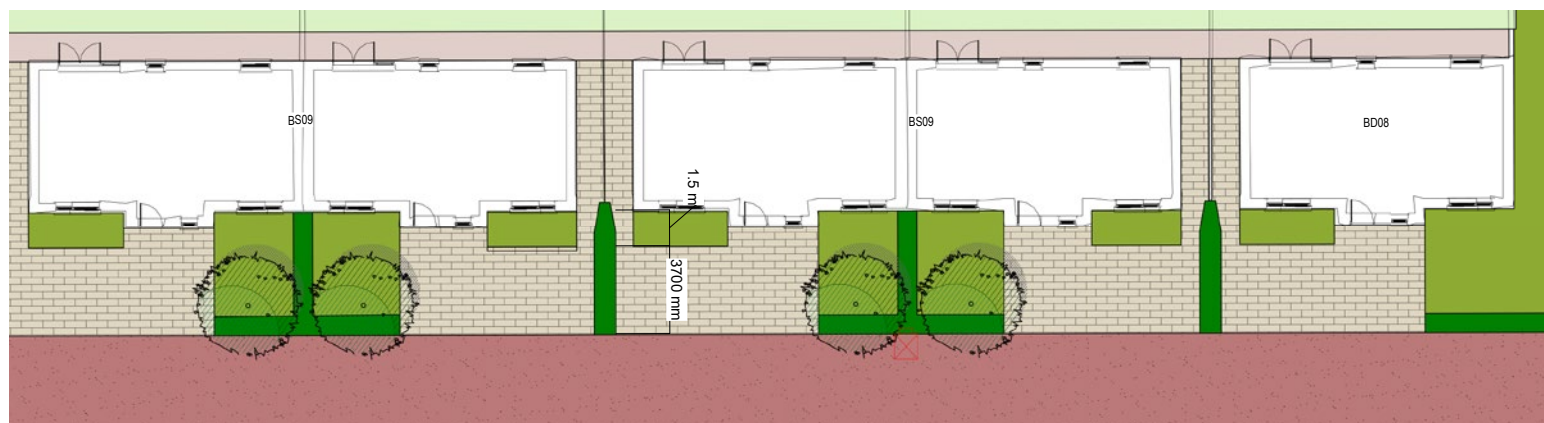
Typology 05

The semi-detached and detached house frontage typologies in Phase 3 offer off street parking for at least one vehicle. The remainder of the frontage space is to be occupied with soft landscape treatment.

Where frontage green space is ample, contains a garden bed greater than 1.2m in width, a larger grade 'street tree' will be planted to contribute to the vegetated character of the greater streetscape. Where the green space is limited, a smaller specimen shrub will be planted.

Bin and bike stores are to be provided to unit frontages without secondary external access to the rear gardens (where bins and bikes are assumed to be stored).

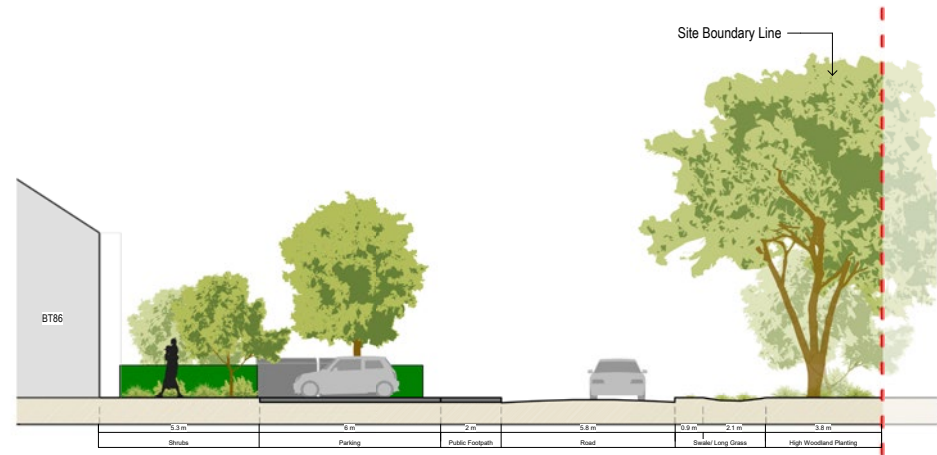
Typically, boundaries between frontages are to be defined by a privacy hedge. However, some frontages with limited spacing (refer to typology 01 and 05) the bin and bike stores will form part of this boundary definition.



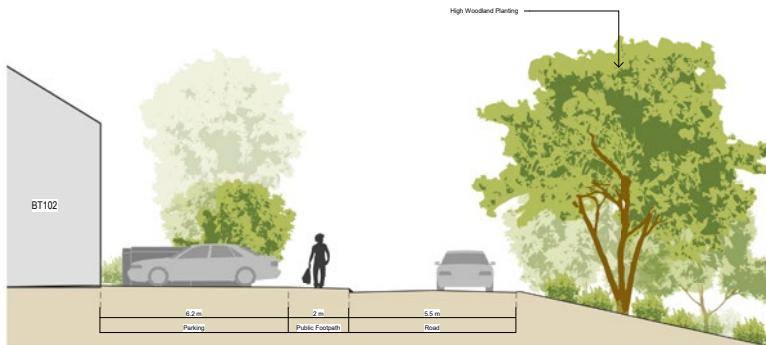
Typology 03



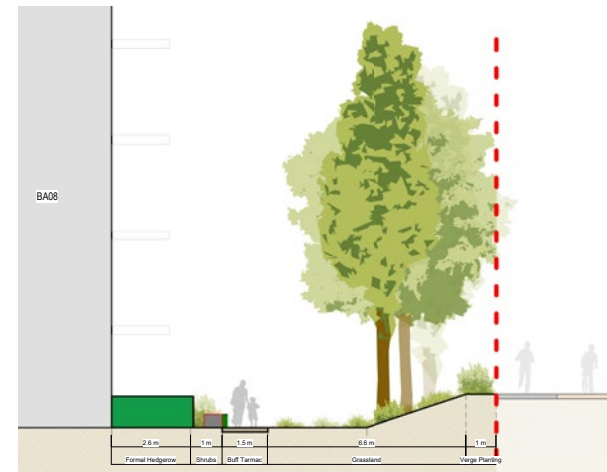
SITE BOUNDARY TRANSITIONS



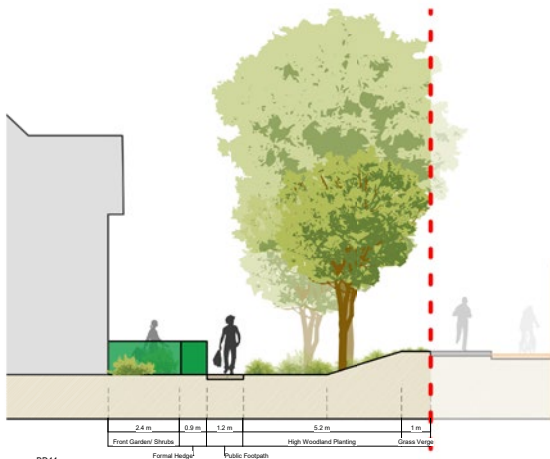
01 Priory Wood Boundary Section



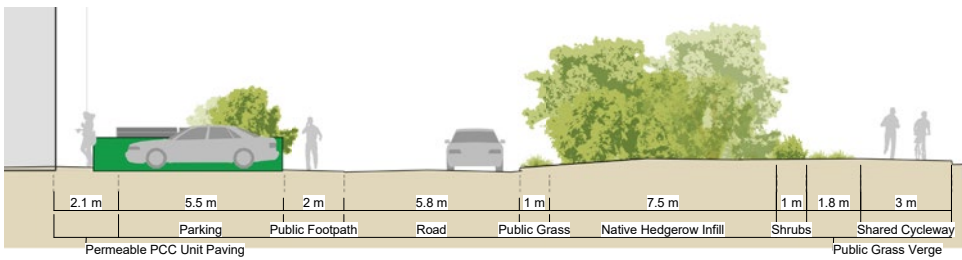
02 Northeast Boundary Woods Section



03 DDR Section South



04 DDR Section North



05 Internal Retained Hedgerow Section

The site boundaries are characterised by wooded / hedgerows, vegetated edges to residential boundaries, and streets (DDR to east and The Links to the west).

Where boundaries meet existing vegetation, measures are to be taken to maintain or improve that treatment. For example, the banks down to the existing woodland from the street in section 02, are to be planted in woodland species to include that transitional area into the woodland space.



06 Neighbouring Boundary Encroachment

We note that the existing fences (including some sheds) of the adjacent private properties encroach on the overall development area. It is proposed that the rear garden walls of BT89 and BT88 are built as close to the existing fence as possible. The existing vegetation to the sides of the proposed blocks are to be left as is.



5 YEAR HEDGEROW MANAGEMENT PLAN

The retained hedgerows within Phase 3 are all constrained by road edges, pathways, engineered swales, and property boundaries. They will therefore require active protection measures and regular monitoring and maintenance to ensure good health and, to ensure they do not clash with the functionality of the site and/or pose any safety risks to the public.

The following management actions are to be carried out over a 5-year period, with the intention of the hedgerows requiring only rudimentary maintenance thereafter.

Pruning/Trimming

Sides of the hedgerows are pruned/trimmed to create a defined and consistent edge with dense foliage where the growth does not encroach over the adjacent areas.

With the exception of the larger trees, identified in the vegetation retention plan, the finished height of the hedgerows are to be maintained to a consistent height between 3-5m. For hedgerows that require significant reduction, incremental pruning will be required to ensure plant survival.

The Hedgerows are to be inspected bi-annually by a qualified Arborist, where instruction on the frequency and intensity of pruning/trimming will be given. Frequency of inspections may be reduced by decision of the Arborist.

Fencing

The perimeters of the retained hedgerows are to be fenced off to deter access, protecting the integrity of internal vegetation and to minimise anti-social behavior. It is recommended that a timber post and high tensile wire fence is used. The fence shall be checked regularly as part of the general site maintenance program.

Infill Planting

Where there are sizable gaps along the hedgerow (greater than 1m) infill planting is required to support the formation of the hedgerow. This planting is to be within the hedge side of the protective fencing. Refer to the specification, maintenance and management notes in this report for planting methodology.

Vegetated Buffers

Where practicable, there is to be a vegetated buffer between the hedgerow edge and the surrounding site. These buffers will consist of low to medium sized shrubs, predominantly evergreen. Maintenance of these buffer areas will be part of the general site maintenance programme. The non-hedge edge of the buffer planting will be maintained by a grassed verge 1-1.5m wide.

Where there is not adequate space available for buffer planting, a higher frequency of hedgerow trimming will be required to ensure the hedge growth does not exceed the grass verge.

Note:

- This is to be read in conjunction with the Phase 3 Arboricultural Report. Refer to Chapter 5 of 'Arboricultural Report Ballymastone Phase 3 LRD Stage 4 25-635-04' for methodology on hedgerow management.
- A detailed hedgerow maintenance plan and specification will be provided as part of the detailed design documentation.



1. Double wide hedgerow to be retained. Final managed height to be 4-5m.



2. Hedgerow along property boundary. Final managed height to be 3-4m.



3. Hedgerow constrained between existing boundary and proposed cycleway. Final managed height to be 3-4m.



4. Boundary edge to Priory Wood. Extensive planting required to establish hedgerow buffer along woodland edge.



MATERIALITY & PLANTING PRINCIPLES

All materials will be designed to a high standard, will be robust and withstand a long life, as well as meet the CE standard.

All areas of the Scheme are designed to facilitate universal access to all users in compliance with TGD-M 2022. The materials selection and layout has been based upon the Fingal County Council specifications, with robustness, fitness for purpose, aesthetics, placemaking, sustainability and cost all being key criteria for the selection. The design approach and decision making can be summarised as follows:

Carparking – All in-curtilage carparking and parking servicing apartment blocks is to be constructed in permeable pre-cast concrete paving blocks. Any parking area that would be proposed to be taken-in- charge, such as visitor spaces or those not located in- curtilage, are to be constructed from non-permeable pre-cast concrete pavements.

Parks & Open Space – Materials have been selected to be fit for purpose, create a range of engaging characteristics and create a long-lasting, high quality environment. Precast concrete slabs and setts, coloured tarmacadam, rolled dust will be used in the parks, with in situ-concrete and setts used in incidental hard spaces and secondary pedestrian spaces.

Play Spaces – In general, playscape areas will be surfaced with grass, reinforced grass or in places rubber safety surface installed, e.g. in areas where falls are likely. A natural materials language is part of the character to be created and the materials reflect this. Sandpits will be used in places, with railings installed around play spaces in the public realm. Equipment will be selected in conjunction with Fingal County Council. A range of natural and steel play equipment is proposed across all play areas catering for residents in courtyards and the wider public across the Scheme. All play features and surfaces will be installed by a reputable specialist play accordance with ISEN 1176 and ISEN RoSPA certificate will be issued.

Private Gardens - Front gardens will include permeable precast concrete setts / cobbles, lawn areas and shrub areas. Bin stores will be integrated into the design of the front gardens and will be detailed in materials to complement adjacent homes to reduce visual intrusion and to create a strong streetscape. Where there is a need to enclose front gardens (i.e. where there is space available in addition to a boundary hedge and parking provision), boundaries will be a low brick wall to complement adjacent buildings, hedgerows or railing no lower than 800mm high. Each front garden will be designed in detail to maximise the space available and create the highest quality living environment possible.

Apartment Courtyards – Materials will include precast concrete pavers.

Connected, Multifunctional & Meaningful Landscape: Planting Strategy
The planting will create and emphasise the character and essence of place and space. It will create habitats for ecology and places for people to engage in outdoor activities. It will help people navigate their neighbourhood and will contribute to the sustainable drainage run off.



Cycle paths



Concrete block paving



Hedging and rails used to define thresholds



New streetscapes: Simple materials – concrete and asphalt well greenery and built enclosure

LANDSCAPE MANAGEMENT PRINCIPLES

All Open Spaces have been designed for useability and ease of maintenance with areas to be managed regularly all less than 1:4 gradient in compliance with FCC requirements.

Where areas exceed this they are either to be left wild e.g. Hedgerows with a mown roadside edge with maintenance comprising occasionally cutting back, or areas planted densely with groundcover, or where various retaining features will be used – steps, walls etc to avoid steeply grassed slopes.

All soft landscape areas fall in to one of the following typologies of landscape management regimes in keeping with FCC parks requirements. Detailed design will continue to ensure this is applicable.

Type 1. Amenity Areas, grass, Meadow and ornamental plantings – These areas require regular maintenance and ease of access for maintenance machinery and equipment.

Principles: General flat or even gradients to a maximum of 1:4, easily mown and accessed by machinery

Type 2. Verges or incidental soft landscape areas – Often narrow strips to side of road or found to front of semi-natural areas providing a neat edge to more natural vegetation and variable topography.

Principles: General flat or even gradients to a maximum of 1:4, easily mown and accessed by machinery. Minimum width of area to be maintained 2m, unless the adjacent ground is flat.

Type 3. Semi-Natural areas associated with existing topography, mature vegetation and/or biodiversity functions – Ground levels and gradients may be easy but may also exceed 1:4 or be generally uneven for machinery.

Principles: Regular maintenance is not required and management requirements may consist of occasional manual or machine operated strimming, cutting back or coppicing / thinning of vegetation, litter-picking and maintenance of neat edges.

Type 4. Residual areas, topographical variations between one landscape type and another – These areas are normally planted with native or ornamental plantings / ground-covers, or hedges that are simply maintained. Topographical variations are not relevant to management as long as machinery or personnel can get close to areas requiring management. These areas are typically, dense ground cover, semi-natural vegetation and / hedges.

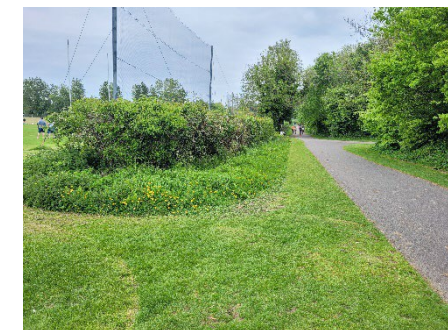
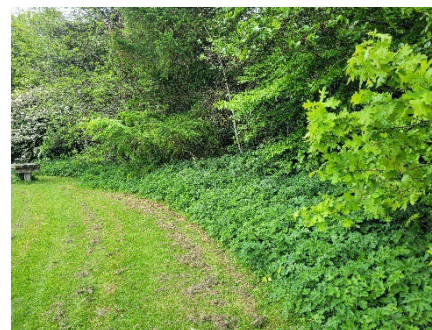
Principles: Maintenance by machine or manually consisting of trimming, pruning and weed control to maintain intent.



Type 1 space. Flat and gently graded meadows and lawns – great amenity spaces, and easily managed.



Type 2 space. Verges and grassy strips – easily manged and maintained and managed.



Type 3 space Neat mown grass meeting semi-natural spaces / areas for habitat and biodiversity.



Type 4 space. Awkward soft landscape level changes lost in hedges and shrub areas. Easily managed once established

SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

INTRODUCTION

This document sets out the proposed maintenance and management plans for the establishment and ongoing maintenance of the landscape element of the proposed development. There will be a minimum 18 months defects period on all soft landscape works implemented. Thereafter the landscaping will be maintained in perpetuity consecutive 12 months periods.

1.0 SOFT LANDSCAPE WORKS SPECIFICATIONS

1.1 Site Clearance Generally

- General: Remove rubbish, concrete, metal, glass, decayed vegetation and contaminated topsoil.
- Stones: Remove those with any dimension exceeding 25mm.
- Contamination: Remove material containing toxins, pathogens or other extraneous substances harmful to plant, animal or human life. In accordance with current Health and safety legislation.
- Vegetation: remove all weed growth.
- Large roots: Grub up and dispose of without undue disturbance of soil and adjacent areas.

1.2 Weed Control

Remove all noxious and undesirable weeds from the sit. Weeds shall include: Ragwort, Himalayan Balsam, Giant hogweed & Japanese knotweed, Thistle, Dock, Common Barberry, Male Wild Hop and Spring Wild Oat, or any other noxious species identified by the Department of Environment. For the removal of certain species such as Japanese Knotweed a method statement is to be prepared and submitted to the Department of Environment.

1.3 Standards

In preparing the landscaping, supplying plants and maintaining the landscaping the following standards are to be adhere to:

- | | |
|---------------------------|--|
| • BS 3882 | Specification for topsoil and requirements for use |
| • BS 3936-1 to 10 | Specification for the supply of nursery stock |
| • NPS | National Plant Specification |
| • BS 3998 | Tree Works: Recommendations |
| • BS 4428 | Code of Practice for general Landscape Operations |
| • BS 5837 | Tree in relation to Construction |
| • BS 7370-1 to 5 | Grounds Maintenance |
| • BS 8545 recommendations | Trees: from nursery to independence in the landscape- |
| • BS 8601 | Specification for subsoil and required use |
| • BS EN 1722-9 round or | Fences Specification for mild steel - low carbon steel - fences with square verticals and flat horizontals |
| • RoSPA | Standards for safety for play and exercise equipment. |

The latest publications for each document are to be used.

1.4 Soil Conditions

- Soil for cultivating and planting: Moist, friable and do not plant if waterlogged.
- Frozen or snow covered soil: Give notice before planting. Provide additional root protection. Prevent planting pit sides and bases and backfill materials from freezing.

1.5 Climatic Conditions

- General: Carry out the work while soil and weather conditions are suitable.
- Strong winds: Do not plant.

1.6 Times of year for planting

- Deciduous trees and shrubs: Late October to early March.
- Evergreens/Conifers: October/November or Feb/ March.
- Container Grown plants: Any time of years.

1.7 Mechanical Tools

Restrictions: Do not use within 100mm of tree and plant stems.

1.8 Watering

- Quantity: Wet full depth of topsoil.
- Application: Even and without damaging or displacing plants or soil.
- Frequency: As necessary to ensure establishment and continued thriving of planting.

1.9 Preparation, Planting and Mulching Materials

General: Free from toxins, pathogens or other extraneous substances harmful to plant, animal or human life.

1.10 Plants/ Trees - General

- Condition: Materially undamaged, sturdy, healthy and vigorous.
- Appearance: Of good shape and without elongated shoots.
- Hardiness: Grown in a suitable environment and hardened off.
- Health: Free from pests, diseases, discoloration, weeds and physiological disorders.
- Budded or grafted plants: Bottom worked.
- Root system and condition: Balanced with branch system.
- Species: True to name.

1.11 Container Grown Plants/ Trees

- Growing medium: With adequate nutrients for plants to thrive until permanently planted.
- Plants: Centred in containers, firmed and well watered.
- Root growth: Substantially filling containers, but not root bound, and in a condition conducive to successful transplanting.
- Hardiness: Grown in the open for at least two months before being supplied.
- Containers: With holes adequate for drainage when placed on any substrate commonly used under irrigation systems.



SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

1.12 Labelling And Information

General: Provide each plant/ tree or group of plants/ trees of a single species or cultivar with supplier's labelling for delivery to site, showing:

- Full botanical name.
- Total number.
- Number of bundles.
- Part bundles.
- Supplier's name.
- Employer's name and project reference.
- Plant specification, in accordance with scheduled National Plant Specification categories and BS 3936.

1.13 Plant/ Tree Substitution

Plants/ trees unobtainable or known to be likely to be unobtainable at time of ordering. Submit alternatives, stating the price and difference from specified plants/ trees. Obtain approval before making any substitution.

1.14 Plant Handling, Storage Transport and Planting

- Standard: To HTA 'Handling and Establishing Landscape Plants'.
- Frost: Protect plants from frost.
- Handling: Handle plants with care. Protect from mechanical damage and do not subject to shock, e.g. by dropping from a vehicle.
- Planting: Upright or well balanced with best side to front.

1.15 Treatment of Tree Wounds

Cutting: Keep wounds as small as possible.

- Cut cleanly back to sound wood using sharp, clean tools.
- Leave branch collars. Do not cut flush with stem or trunk.
- Set cuts so that water will not collect on cut area.
- Fungicide/ Sealant: Do not apply unless instructed.

1.16 Protection of Existing Grass

- General: Protect areas affected by planting operations using boards/ tarpaulins.
- Excavated or imported material: Do not place directly on grass.

Duration: Minimum period.

1.17 Surplus Material

Subsoil, stones, debris, wrapping material, canes, ties, temporary labelling, rubbish, pruning's and other arising's: Remove.

1.18 General Planting/Seeding

- Planting shall be carried out within the contract period but not during periods of frost, drought, cold drying winds or when the soil is waterlogged, or when the moisture of the soil exceeds field capacity.
- All containers and protective coverings including biodegradable coverings to root systems shall be removed prior to planting. Roots, except for emergent vegetation, shall be teased out from the root-ball, spread evenly and not twisted.
- All plant material shall be planted upright or placed so as to be well-balanced. Extreme care

is to be taken to avoid damage to the root system, stem and branches when planting. The plant shall be positioned such that after planting the original soil mark on the stem is at finished ground level.

- Following completion of planting, grass seeding and turf laying, the soil over the whole of the planted, seeded or turfed area shall be sufficiently watered to achieve its field capacity.
- On completion of planting, watering and mulching, all areas shall be left tidy and weed-free and shall be maintained in a tidy and weed-free state until completion of the works.
- For shrub and transplant pit planting, notch planting and ordinary planting, the plant positions shall be set at equal centres in order to obtain a natural dense cover when mature. For notch and pit planting plants shall be planted in parallel lines. Planting positions in each row shall be staggered with the previous row.
- Finely-broken backfill material shall be carefully spread around roots and root trainers of all plants and the plants given slight shake to ensure that all interstices/ gaps are filled with soil, which shall then be consolidated by heeling. Careful filling and heeling shall continue as necessary at 150mm layers.

1.18.1 Mulching

Newly planted shrub areas shall be mulched immediately after planting to a depth of 50mm or in accordance with the details indicated on the drawing. Mulch shall be coarse chipped tree bark, composted for 2-4 months. Particle size 25-75mm diameter. No Fines.

1.18.2 After Planting & Mulching

- Watering: Immediately after planting, thoroughly and without damaging or displacing plants or soil.
- Firming: Lightly firm soil around plants and fork and/ or rake soil, without damaging roots, to a fine tilth with gentle cambers and no hollows.
- All areas shall be left tidy and weed-free and shall be maintained in a tidy and weed-free state until completion of the works.

1.19 Tree Planting

Attached in the appendix are typical tree planting details for this site.

1.19.1 Tree Pits

- Sizes: at least 300mm greater than rootball in all directions.
- Sloping ground: Maintain horizontal bases and vertical sides with no less than minimum depth throughout.
- Pit bottoms: With slightly raised centre. Break up to a depth of 100mm.
- Pit sides: Scarify.

1.19.2 Semi-Mature Trees

- Standard: Prepare roots and transplant to BS 8545.
- Planting shall be carried out by positioning the tree in the centre of the pit closely against the tree stake and spreading the tree roots to their fullest extent.
- Backfilling material: Previously prepared mixture of topsoil excavated from pit and additional compost as required.
- Immediately following planting, trees with stakes shall be secured with tree ties. Tree ties shall be fixed so that movement of the tree shall not cause damage or abrasion to the bark, top tie to be 50mm below top stake.

SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

1.19.3 Staking Generally

Softwood, peeled chestnut, larch or pine, straight, free from projections and large or edge knots and with pointed lower end. Adjustable rubber ties to be fixed to all trees and at the correct size for the tree.

1.19.4 Mulch Circles/Squares

All existing trees/newly planted trees within open grass areas or grass verges shall have 50mm depth mulch circle/square of a maximum 1m diameter or as allowed by verge width.

1.20 Shrub Planting

- All shrubs are to be pit planted. General pit dimensions are to be wide enough to accommodate roots when fully spread and 75mm deeper than root system.
- Break up base of pit to a depth of 150 mm, incorporating soil ameliorant/ conditioner at 50 g/m².
- Pits to be backfilled with previously excavated material. Backfilling to be done in layers of 150mm depth; at each stage the filling to be firmly consolidated.
- Soil ameliorants can be premixed with the soil applied or mixed in during planting.
- Soil ameliorants to consist of an approved compost at 10L per m²; and 150g/m² of 10:10:10 NPK slow release fertilizer, or as approved.
- All shrub areas to be finished, with 75mm of medium grade bark mulch.

1.21 Hedgerow Planting

- Preparation: Dig trench to 500mm width for single staggered row, ensuing pit base is broken up 100mm deeper than plant rootball.
- Ameliorants: Compost at 10lt/m² and 10:10:10 NPK slow release fertiliser at 150g/m².
- Planting: Mix in soil ameliorants with excavated topsoil, or if there is poor topsoil then mix in with imported new topsoil. Firm down topsoil lightly in layers of 150mm by treading.
- Additional Requirements: If there is no existing fencing or barrier, install a protective fence to stop people walking through it until hedge is established. If there is livestock adjoining hedge install a stockproof fence or electrical fence 1m from hedge line until hedge is established.
- Prior to new growth cut the hedge back by 300mm to encourage new growth from base.

1.23 Removing Trees and Shrubs

- Identification: Clearly mark trees and hedges to be removed.
- Work near retained trees: Where canopies overlap, take down trees carefully in small sections to avoid damage to adjacent trees that are to be retained.

1.24 Failures of Planting

- Defects due to materials or workmanship not in accordance with the Contract: Plants/ trees/ shrubs that have failed to thrive.
 - Exclusions: Theft or malicious damage after completion.
 - Rectification: Replace with equivalent plants/ trees/ shrubs.
- Replacements: To match size of adjacent or nearby plants of same species or match original specification, whichever is the greater.
- Defects Period: 5 years.

1.25 Green Roofs

Due care is to be taken when planting in gardens to ensure no damage occurs to the waterproof membranes. All planting is to be laid over a green-roof system that complies with EEuropean Federation of Green Roof Associations, (EFB), or equivalent, and in accordance with the drawings provided. See Biodiverse Green Roof Commentary below.

1.26 Grass Seeding

1.26.1 Herbicide Application

- Type: Suitable for suppressing perennial weeds and existing grass.
- Timing: Allow fallow period before cultivation.
- Duration: As manufacturer's recommendation

1.26.2 Seedbed cleaning before sowing

Operations: Kill pernicious weeds with selective contact herbicide.

1.26.3 Cultivation

- Compacted topsoil: Break up to full depth.
- Soil ameliorant/ Conditioner/ Fertilizer are to be used to boost late seeding only. Type to be used is to be agreed with the administrating body depending on the time of year and the condition of the soil.
- Tilth: Reduce topsoil to a tilth suitable for blade grading.
 - Depth: 75 mm.
 - Particle size (maximum): 20 mm.
- Material brought to the surface: Remove stones and clay balls larger than 50 mm in any dimension, roots, tufts of grass, rubbish and debris.

1.26.4 Topsoiling

- Areas to be reinstated shall be top-soiled to a min. depth of 150mm.
- Quantity: Provide as necessary to make up any deficiency of topsoil existing on site and to complete the work.
- General: Do not use topsoil contaminated with subsoil, rubbish or other materials that are:
 - Corrosive, explosive or flammable;
 - Hazardous to human or animal life;
 - Detrimental to healthy plant growth.

1.26.5 Grading

- General appearance to be achieved: A fine graded finish to bring the ground to a uniform and even grade at the correct finished levels with smooth, flowing contours.
- Topsoil condition: Reasonably dry and workable.
- Contours: Smooth and flowing, with falls for adequate drainage.
- Hollows and ridges: Not permitted.
- Finished levels after settlement: 25 mm above adjoining paving, kerbs, manholes etc.
- Blade grading: May be used to adjust topsoil levels provided depth of topsoil is nowhere less than 150mm.
- Give notice: If required levels cannot be achieved by movement of existing soil.

SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

1.26.6 Fertilizer for Seeded Areas

- Types: Apply both:
 - Superphosphate with a minimum of 18% water-soluble phosphoric acid.
 - A sulphate of ammonia with a minimum of 20% nitrogen.
- Application: Before final cultivation and three to five days before seeding/turfing.
- Coverage: Spread evenly, each type at 70 g/m², in transverse directions.

1.26.7 Final Cultivation

- Timing: After grading and fertilizing.
- Seed bed: Reduce to fine, firm tilth with good crumb structure.
- Depth: 50-100mm.
- Surface preparation: Rake to a true, even surface, friable and lightly firmed but not over compacted.
- Remove surface stones/earth clods exceeding:
 - Pastoral areas: 50mm.
 - Fine lawn areas: 10mm.
- Adjacent levels: Extend cultivation into existing adjacent grassed areas sufficient to ensure full marrying in of levels.

1.26.8 Grass Seed

- All seeds shall carry appropriate certificates.
- Seed shall be purchased fresh for each growing season and seed purchased impervious sowing seasons is not to be used.
- Seed shall be stored under non-transparent wrapping, off the ground, in a dry, shaded place, in well ventilated conditions under cover and shall be protected from vermin and contamination until required for use.
- No seeding shall take place until the seedbed is completed. All seeding shall be carried out within the sowing season.

1.26.9 Sowing

- General: Establish good seed contact with the root zone.
- Method: To suit soil type, proposed usage, location and weather conditions during and after sowing.
- Distribution: 2 equal sowings at right angles to each other.
- Protection: fence off areas with suitable fencing to stop people or animals from trampling new growth.

1.26.10 Grass sowing season

Grass seed generally: April to June or August to November.

1.27 Cleanliness

After completion of all works remove all debris and waste material from site.

- Soil and arisings: Remove from hard surfaces and grassed areas.
- General: Leave the works in a clean tidy condition at completion and after any maintenance operations.

1.28. MEADOW AREAS – GROUND PREPARATION

- Prepare a seeding bed of weed free soil to a depth of 100mm (composed of 50% topsoil: 50% subsoil well mixed prior to spreading) over a prepared free draining subsoil base preformed to required levels. leave for 10 days for any weed growth to occur before spraying any emergent weed growth with glyphosate herbicide;
- Allow sufficient time for herbicide to react before raking off any dead plants;
- Cultivate soil to a crumbly/friable texture before grading to achieve smooth flowing contours.

GRASS SEED

- Mixture: see drawings for grass seed mixtures.
- Application rate: see bill of quantities.

QUALITY OF SEED

- Freshness: Produced for the current growing season.
- Certification: Blue label certified varieties.
Standard: EC purity and germination regulations.
Official Seed Testing Station certificate of germination, purity and composition:
Submit when requested.
- Samples of mixtures: Submit when requested.

SOWING

- General: Establish good seed contact with the root zone.
- Method: by hand or by petrol drive machine. If to be by Hydraulic submit method statement. .
Distribution: to rate specified.

MEADOW GRASS SOWING SEASON

- Meadow seed generally: April or September

MEADOW AREAS – SEEDING

- Sow wildflower seed by evenly hand broadcasting only when ground conditions are suitably dry;
- Rake entire area ensuring seeds are lightly covered with soil and out of reach of birds before lightly rolling seed bed firm ensuring seed contact with soil.

SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

2.0 MAINTENANCE

The maintenance programme will be organised on the basis of specific **performance standards** which must be met by the contractor at all times and will be the basis on which this contract will be assessed. Along with these performance standards a monthly report sheet shall be filled out and returned each month. Details of the performance standards are outlined below.

Remove all noxious and undesirable weeds from the sit. Weeds shall include: Ragwort, Himalayan Balsam, Giant hogweed & Japanese knotweed, Thistle, Dock, Common Barberry, Male Wild Hop and Spring Wild Oat, or any other noxious species identified by the Department of Environment. For the removal of certain species such as Japanese Knotweed a method statement is to be prepared and submitted to the Department of Environment.

Performance Standards and Maintenance Operations

2.1 Grassed Areas

2.1.1 Fine-Cut Grass Areas

Fine cut grass areas shall achieve an even cover of vegetation of uniform height and colour comprising predominantly of grass species. No more than 5% of the grass areas shall contain dicotyledonous (dicots) weeds, except clover. Grass cutting shall not be carried out during excessively wet or waterlogged conditions. Contractor to inform administrative authority if conditions are unsuitable.

Fine-Cut Mowing

Where practical fine grass areas shall be cut using a cylinder mower, otherwise a rotary mower shall be used. All grass clippings shall be collected and removed off-site after each cut.

Lawn grass cutting shall be carried out every 10-14 days during the growing season, (throughout the period of March to October), but will need to be adjusted according to season's weather conditions. Grass shall be kept at a maximum height of 50mm and minimum height of 35mm. A minimum of 24 cuts shall be carried out annually.

Weed Control

Lawn grass areas shall be treated using an approved selective herbicide according to manufacturer’s instructions. Areas of invasive and noxious species in the lawn or areas, shall be spot sprayed.

Fertilizer

Approved fertilizer shall be applied 2no. times per year to lawn areas if required due to poor grass growth / establishment or yellowing. Spring fertilizer application of NPK ratio 9:7:7 shall be applied in May of each year and Autumn/Winter fertiliser of NPK ratio 3:12:12 shall be applied in October of each year to all fine cut grass areas.

2.1.2 Amenity Grass Areas

Amenity grass areas shall achieve an even cover of vegetation of uniform height and colour comprising predominantly of grass species. Unless otherwise agreed with the landscape architect no more than 15% of the grass areas shall contain dicotyledonous (dicots) weeds, except clover. Grass cutting shall not be carried out during excessively wet or waterlogged conditions. Contractor to inform administrative authority if conditions are unsuitable.

Amenity Grass Mowing

Where practical grass areas shall be cut using a cylinder mower, otherwise a rotary mower shall be used. Unless excessive or unsightly, or likely to cause a nuisance or damage to the sward, arisings shall be spread evenly over sward areas collected.

Lawn grass cutting shall be carried out every 10-14 days during the growing season, (throughout the period of March to October), but will need to be adjusted according to season's weather conditions. Grass shall be kept at a maximum height of 75mm and minimum height of 35mm. A minimum of 24 cuts shall be carried out annually.

Weed Control

Areas of invasive and noxious species in lawns, shall be spot sprayed.

Weed infestations shall be reviewed in the context of the aesthetic and amenity functioning of the grass and if necessary controlled or eradicated.

Fertilizer

Approved fertilizer shall be applied 2no. times per year to lawn areas if required due to poor grass growth / establishment or yellowing. Spring fertilizer application of NPK ratio 9:7:7 shall be applied in May of each year and Autumn/Winter fertiliser of NPK ratio 3:12:12 shall be applied in October of each year to all fine cut grass areas.

2.1.3 MEADOW GRASSED AREAS

Preparation: Before each cut remove all litter and debris.

Height and frequency of cut in first growing season:

Time of first cut: April, July/August or September.

Height of first cut: 150mm.

Frequency of subsequent cutting (min.): 1 in 1st year. Mown strip along paths 5 cuts /per year.

Height of growth permitted (maximum): N/A.

Height and frequency of cut in second growing season:

Time of cut: Year: Year 2 = 2 cuts in spring and autumn. For mown strip along cycle paths 5 cuts per year.

Height of cut: 150mm.

Bulb planting areas: Do not cut until bulb foliage has died down.

Trimming: All edges.

Arisings: Remove.



SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

2.1.4 Edging and Strimming

Grass edges along pathways, planting borders, roadways, trees, lampposts, signs and any other obstacle shall be kept neat and tidy at all times.

Between the months of March and October inclusive edging shall be carried out to all areas of grass abutting isolated/ specimen trees or shrub borders or mulch circles. These areas shall be maintained using a half moon tool or similar to maintain straight or curved defined line and shall be carried out a minimum of 2 - 3 times per year.

Mowing strips against permanent obstacles shall be a max. width of 150mm and shall be maintained using a hand trimmer. Large areas of desiccated/ burnt off grass are not permitted. Strimming shall be carried out a min. of 12 times per year.

Grass clipping and all arisings shall be swept up and removed off site. **2.1.5 Spring Bulbs in Grassed Areas**

Only cut grassed areas populated by spring bulbs after the leaves of the bulbs have died down and/or yellowed completely. Initially reduce height by one third, followed by a 2-3 stage further reduction over two weeks to achieve desired grass height.

2.1.6 Failed areas

Areas of grass which fail or are damaged or worn shall be reinstated by re-turfing or re-seeding in accordance with the original specification.

2.2 Shrub Planting

Shrub areas shall be kept litter and weed free, particularly of perennial weeds. Healthy growth shall be maintained to cover as much as possible of the planting area and allowing the individual plants to achieve as near as possible their natural form. With the exception of hedges, boxing or pruning to shapes is prohibited. Plants shall be contained with designed planting areas and pruned to avoid obstructing pathways or sightlines. Climbers are to be pruned and tied into trellises as required, with two main inspections annually to check trellis system is intact and anchor points are secure.

2.3 Pruning

In general pruning shall be done only to enhance natural growth. Dead, damaged and diseased portions of the plant will be removed. All cuts shall be flush and clean, leaving no stubs or tearing of bark. All major pruning shall be done following flowering or during plant's dormant season. Emergency or minor pruning shall be done when needed.

Pruning shall be carried out to maintain proper size in relationship to adjacent plantings and intended function. Remedial attention and repair to shrubs shall be provided as appropriate by season or in response to incidental damage.

Groundcover plants shall be pruned as required to restrain perimeter growth to within planting bed areas where adjacent to walks and curbs. Tip prune selected branches of low growing shrub or groundcover masses to maintain even overall heights and promote fullness

Certain plants, such as Cornus spp. will require heavy annual pruning in order to maintain healthy colourful stems and healthy leaves. All arising's from pruning shall be removed of site.

2.4 Weed Control

Planting beds shall be maintained relatively weed free (no more than 10% of weed cover at maximum) by hand weeding or spot spraying any emergent weeds during the growing season with approved herbicide. Saplings shall be removed from all planting areas on emergence or immediately after to prevent establishment.

Specific weed control operations shall be carried out a min of 9no. times per year, however it will be the contractor's duty to control weeds by hand weeding or other if weed cover exceeds 10% of the planting area.

2.5 Mulching

Shrub beds shall contain a min. depth of 50mm bark mulch throughout the year. Contractor to top-up as 2 times per year or as appropriate to maintain depth. Mulch is not required in areas where plant foliage completely covers the soil surface, such that the soil is not visible through the foliage. The contractor shall spot treat to remove emergent weeds as specified above but do not cultivate or incorporate the mulch into the soil. Any mulch outside of designated planting areas shall be returned to the planter on a weekly basis.

Mulch shall be uniform in colour and appearance, and free of leaves, sticks, or trash. Mulch may be chipped or shredded wood, bark. When replacing existing mulch, use a mulch product that is similar in appearance to that already at the site.

2.6 Tree Planting Care

Trees shall be maintained in a healthy, vigorous growing condition with a well-shaped framework for future growth.

2.7 New Tree Planting

Spring and autumn of each year during the maintenance period the trees, double-stakes, rabbit guards and ties shall be checked and adjusted, the soil firmed, any dead wood removed back to healthy tissue and mulch adjusted to original levels. Any broken stakes or ties evident throughout the maintenance period shall be replaced.

A 1m-diameter mulch circle/square shall be maintained at the base of each tree located in open grass areas or grass verges. Top up bark mulch to 75mm where required and make good any mulch mats.

During the first growing season all standard trees / semi-mature trees shall be watered at least five times during the growing season - in April, May, June, July and August unless otherwise directed by the Landscape Architect. During the second growing season trees will be kept well watered, particularly during June, July and August.

The edge of the mulch circle shall be maintained in a neat and tidy condition as above..

The surface of all planting pits is to be kept free of weeds during the maintenance period by hand weeding of annual weeds, and spot application of translocated herbicide, (as per manufacturer's instructions), for perennial weeds to be carried out on three visits during the growing season.

SPECIFICATION NOTES, MAINTENANCE AND MANAGEMENT

2.9. Tree Stakes and Ties

Check tree stakes and ties on each maintenance visit. Repair, strengthen and adjust (loosen / tighten) to ensure optimum functioning and trees not being damaged by poor fixings. If trees no longer require stake / tie remove. Prior to handover, check all tree stakes and ties and remove those no longer required.

2.8 Woodland/Scrub Area / native shrubs / Hedgerows Management

Woodland areas specified shall be maintained in a healthy, vigorous condition and free from litter and noxious weeds throughout the year.

Certain areas of woodland may require thinning over the 5-year period. These areas shall be thinned by no more than 10%, removing only the weaker tree specimens. Thinning shall be carried out as directed onsite by administrative authority.

Once established no herbicide or weed control should be necessary in woodland / hedgerow areas.

Areas of natural scrub, hedges as indicated on the maintenance plans shall be contained by trimming back once per year or more substantial coppicing to stimulate dense vegetative growth on a 7-15 year cycle or as advised by the arborist/ecologist.

All clearance operations within woodland and scrub areas shall be carried out outside of the bird-nesting season to preserve the bird life in the area. This season extends from the 1st March to 31st August.

2.09 Litter Clearance/Pick-up

The contractor shall maintain all areas free from litter. This shall mean the removal of all extraneous litter, rubbish and any other debris from all areas, which will include grass areas, planted areas, carparks, footpaths as well as woodlands and tree canopies.

Notwithstanding the above it is expected that the contractor and his staff shall take sufficient pride in the appearance of the site and that they would pick up all visible litter during every site visit.

In addition to removal of litter from footpaths, planted areas, etc., the contractor shall make provision for the immediate (within 1 days of notification) arrangement for collection and removal of all extraneous matter which has been deliberately been deposited on site by persons known or unknown (fly-tipping).

2.10 Replacements

Any tree, hedge or shrub that is removed, uprooted, destroyed or becomes seriously damaged, defective, diseased, or dead shall be replaced in the same location with another plant of the same species and size as that originally planted within 5 years after planting. All such replacements shall be carried out in the first available planting season after the requirement to do so is recognised.

2.11 Biodiverse Roof Maintenance

Inspection and maintenance visits at least quarterly in year one and thereafter bi-annually. The following maintenance tasks to be carried out:

- Removal of unwanted plant material i.e. invasive species (if required)
- Correction of any localised plant system problems that may have occurred post installation
- Replacement of any failed plants
- Application of nutrient source
- Removal of dead flower heads (if required)
- Inspection of rainwater outlet chambers and surrounding vegetation breaks
- Replenishment of any areas of settled substrate

The area is intended to be natural and undisturbed, even untidy. It is generally out of site other than along roofline so tidiness and ornament is not the objective.



MAINTENANCE PROGRAMME

3.0 Maintenance Programme

This programme is a guideline only and times of operations may vary on approval by landscape architect.

ONGOING REQUIREMENTS:	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Lawn grass cutting (Min 24 cuts)		*	**	**	***	***	***	***	***	**	**	
Edging to lawn grass areas				*			*			*		
Rough Grass							*					
Fertiliser application to lawn grass areas.					*		*			*		
Hedge pruning/cutting					*			*			*	
Shrubs pruning and feeding				*		*			*			
Weed control of hedge and shrub planting areas		*	*	*	*	*	*	*	*	*	*	
Tree pruning											*	*
Removal of tree stakes (3-5yr)				*								
Mulch top-up to tree circles/ squares						*				*		
Weeding. to tree mulch circles				*			*				*	
Weeding to shrubs & hedgerow				*			*				*	
Watering of new trees (or after 3 weeks of no rain)				*	*	*	*	*				
Trimming of scrub areas												*
Weed control of scrub areas				*					*			
Management of weeds on footpaths, cycle paths.				*								
Litter Clearance/pick up	***	***	***	***	***	***	***	***	***	***	***	***

Biodiverse Roofs
Year One – Quarterly visits – avoid nesting season March – August
Thereafter – Winter and Late Summer as described in 2.11.

