LAND PLANNING & DESIGN

CUNNANE STRATTON REYNOLDS

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Phase 2 Development at Ringwood, Station Road, Blarney, Cork

Landscape RFI Response & Biodiversity Net Gain Plan

PROJECT NO. 21619

DOCUMENT NO. BLR-2-02-XX-XX-RP-CSR-LA-02

July 2026



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RFI Item - Infrastructure Section

d. External Connections

Item iii : To enhance the pedestrian and cycling connectivity of the development and in particular the Primary Health Care Centre, the redline boundary should be extended from the Development Entrance on the R617 to the Junction of the R617 and Castle Close Lawn. Connection for Pedestrians and Cyclists should be provided from the Development Entrance on the R617 to the Junction of the R617 and Castle Close Lawn. This includes the lands included in the Blue line boundary identified in the drawings supplied the applicant. This infrastructure should be delivered in advance of the development becoming operational. Details of this connection are to be supplied by the applicant and agreed with Cork City Council.

Response: Delivery of the R617 re-alignment incorporating a pedestrian and cycling connectivity paths is shown on landscape masterplan drg. nos. BLR-2-02-XX-00-DR-CSR-LA-100 and BLR-2-02-XX-00-DR-CSR-LA-103. The re-alignment requires encroachment into the verge along the southern side of the R617 necessitating the removal of existing coniferous trees along the road.

Arboriculture: The roadside trees comprise a stand of predominantly mature Sitka Spruce which extend onto the adjoining lands to the south of the verge which are in private ownership. The trees are the subject of a detailed arborist's report which accompanies this submission. The report finds that there is a small number of Leyland Cypress and Monterey Cypress trees along with a few deciduous trees which have been individually tagged. Most of the trees are close to their maximum potential size and many are in relatively poor condition, with a significant number dead or in decline, while others have been storm-damaged or partially or fully blown over. It is proposed to remove 103 no. individual trees to accommodate the road re-alignment, 101 no. of which re considered to be of low arboriculture value. The report also explains that some trees outside of the verge owned by Cork City Council will be affected and will need to be removed on health and safety grounds due to the interconnectivity of rootplates among the trees.

Refer to arborist's report number BLR-2-02-XX-XX-RP-CSR-TR-002 and drawing numbers BLR-2-02-XX-00-SU-CSR-TR-104, BLR-2-02-XX-00-SU-CSR-TR-105, BLR-2-02-XX-00-SU-CSR-TR-106.

Ecology: A technical note on ecology prepared by Atkins accompanies this submission which finds that the largest habitat by area within the roadside site is that of conifer plantation (shown as WD4 within the report) and notes the low-quality classification of it contained in the arborist's report. A significant amount of human disturbance and litter was noted within the conifer plantation. At the eastern end of the site there is a small pocket of mixed broadleaved woodland (WD1) along with a treeline (WL2) and hedgerow (WL1) which will be unaffected by the works with the exception of the removal of 2 no. trees. At the western end of the site there are some scattered trees (WD5) which will be very lightly affected, and an area of scrub (WS1).

The report states that the site has not been surveyed for the activity and or presence of bats. The greatest potential for the presence of bats is likely within the small pocket of broadleaved woodland at the eastern extent of the site which will not be affected with the exception of the removal of the two trees mentioned above. The report notes that if the coniferous plantation were to be replaced with native deciduous planting, habitat suitability for bats would be increased within the medium- to long-term.

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Landscape: The loss of conifers along the approach road to Blarney which will be mitigated to a large degree by the retention of areas of the conifer plantation outside the application site which will not be affected by the road re-alignment, thus maintaining a strong visual screen relative to the private lands to the south. One exception is a section of the road where a gap in the tree screen will occur where there are no trees on the adjoining site along that particular section. To mitigate this, a timber screen fence will be provided along the roadside cycle path which will provide immediate screening relative to the adjoining site. Additional remedial mitigation will be provided in the form of replacement planting along the entire roadside verge comprised of native tree species which will fully restore the tree screen in the medium- to long-term. This will provide appropriate long-term green infrastructure along the road which will improve the biodiversity potential of the area and enhance the approach route to the village centre. Details of the planting are provided on the landscape masterplan drg. no. BLR-2-02-XX-00_DR-CSR-LA-100 and shown on site sections drg. no. BLR-2-02-XX-00-DR-CSR-LA-203.

Item vii : Planting on the western approach to the Proposed Development Entrance onto the R617 is to be set back sufficiently from the road edge so as to facilitate the tie-in of the enhanced pedestrian and cycling facilities to the West of the development.

Response: The tie-in of the pedestrian and cycling facilities is shown on landscape masterplan drg. no. BLR-2-02-XX-00__DR-CSR-LA-100. There are no conflicts with the proposed planting.

RFI Item - Drainage

Pump station and relationship to adjacent house

Please clarify the landscaping (existing and proposed) of the boundary at the south-western corner of the site (adjacent to the Hennessy dwelling) where the pump station is to be located.

Response: The existing boundary consists of a fence-line with a garden hedge and trees along sections of it as shown on the landscape masterplan and section O-O on site sections drg. no. BLR-2-02-XX-00-DR-CSR-LA-201. The existing eastern boundary fence is to be removed and replaced with a 1.8m high concrete block wall and will be supplemented by the provision of a planted strip within the application site to provide an enhanced visual screen. The planting will consist of specimen trees and hedgerow planting to provide a suitable long-term boundary which will contribute towards biodiversity net gain on the site.

Please clarify future car park proposals and address the concerns raised about impacts on residential amenity of this property.

Response: The car parking proposals referred to will form part of future Phase 3 development full details of which will be submitted for planning approval in due course when design details are fully resolved.

Please clarify how the shared surface area will be used at this location and potential anti-social behaviours and lighting impacts.

Response: There will be no shared surface provided in this area. The only intervention other than grass is the provision of a grass-crete access track to the underground attenuation tank for maintenance purposes.

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RFI Item - Department of \housing Local Government and Heritage

The woodland area and length of hedgerows to be lost, the area of both habitats removed should be minimised as far as possible and the area of compensatory planting maximised (as new planting is not equivalent to old hedgerows or woodland)

Response: Hedgerow removal has been kept to a minimum and demonstrated on the Biodiversity Net Gain (BNG) drawing on page 5 of this report. Compensatory planting has also been maximised and summarised on page 5.

Clarification of model of expected light spill onto the hedgerow/woodland foraging area for bats should be submitted. In addition to baseline lighting survey by suitable qualified competent person. As well as readings taken at ground level on the horizontal plane, data should be provided in at least one direction on the vertical plane. The orientation should be perpendicular to the dominant light sources or perpendicular to the surface/edge of the feature in question in order to produce a worst case reading.

Response: Refer to the lighting and ecology responses provide by MHL and Atkins

Hedgerows proposed to be retained, to allow the most successful retention possible the detailed methodology during construction should be clarified which will be used to protect and retain the hedgerows (e.g. root protection and buffer between hedgerows and development). Please refer to submission dated 28/01/2026 from the Department).

Response: Retained hedgerows will be protected during construction by the placement of securely fixed barrier fencing along the edge of the Root Protection Zones of the hedgerows prior to the commencement of development. Details of the protective measures are provided in the arborist report Sections 3.7 & 3.8 and on Tree Protection Plan dwg. No. BLR-2-02-XX-00-SU-TR-106.

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GREEN INFRASTRUCTURE & BIODIVERSITY NET GAIN



Vegetation	Removed
Hedgerow	313 linear m
Woodland	2185 m2
Existing trees	156 no.

Vegetation	Proposed (Compensatory)
Hedgerow	1065 linear m
Street trees	303 no.
Open space trees	138no.
SuDS Amenity / Biodiversity Area trees	342 no.
Compensation trees for loss of wet woodland trees	86 no.
Compensation trees for loss of R617 trees	100 no.
Garden trees	141 no.
Screening trees	106 no.

LEGEND

- Existing trees retained
- Existing wet wood
- Existing hedgerow retained
- Proposed native hedgerow planting
- Proposed compensation trees and hedgerows wetland
- Proposed compensation trees and hedgerows R617
- Proposed street trees
- Proposed open space trees
- Proposed SuDS Amenity / Biodiversity Area trees
- Proposed garden trees
- Existing hedgerow/trees removed