March 2023

St. Vincent's Hospital Fairview Redevelopment

Landscape Design Statement

NMP LANDSCAPE ARCHITECTURE

STW Scott Tallon Walker ARCHITECTS

Medical Architecture

Applicant: St. Vincent's Hospital Fairview

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Niall Montgomery + Partners Landscape Architects were engaged by the Client, St. Vincent's Hospital Fairview, to collaborate with Scott Tallon Walker Architects and Medical Architecture, as well as the wider design team, to provide landscape design proposals for the proposed development of the lands at St. Vincent's Hospital, Richmond Road and Convent Avenue, Fairview, Dublin 3.

The proposed development can be described as follows:

• Provision of a new two storey hospital building, providing mental health services, accommodating 73 no. beds, associated facilities, a single storey facilities management building, plant areas, associated car parking and open space, all on a proposed hospital site of c. 2.67 ha.
• Refurbishment and repurposing of existing buildings on site including Brooklawn (RPS Ref.: 8789), Richmond House, including chapel and outbuildings (RPS Ref.: 8788), the Old Laundry building and Rose Cottage for ancillary uses associated with the new hospital. The existing gate lodge building will remain in residential use and used by visiting members of staff to the new hospital.
• Change of use, refurbishment, alterations and extensions, to the existing hospital building (part protected structure under RPS Ref.: 2032), to provide residential amenity areas, a gym, a café, co-working space, a library, a childcare facility, and a community hall (referred to as Block K).
• The proposal includes the demolition of existing structures on site with a GFA of 5,872 sq.m, including the (1) westernmost range of the hospital building, which includes St. Teresa's and the Freeman Wing, (2) extensions to the south and north of the main hospital building, including the conservatory extension, toilet block extension, an external corridor, toilet core, lift core, and stair core (which are all part of / within the curtilage of RPS Ref.: 2032), (4) hospital buildings and outbuildings located to the north of the existing main hospital building (5) St. Joseph's Adolescent School located in the southeast of the site, (6) Crannog Day Hospital located in the southwest of the site, and (7) extensions to the Old Laundry Building and Rose Cottage.
• Provision of 9 no. residential buildings (Blocks A, B, C, D-E, F, G, H, J, and L) providing a total of 811 no. residential units, including 494 no. standard designed apartments (in Blocks A, B, C, G, H, J, and L) and 317 no. Build to Rent apartments (in Blocks D-E and F). Residential amenities and facilities are proposed in Block C, D-E, J and K. A retail unit is proposed in Block A and a café in Block F. Block J is proposed as an extension of the existing hospital buildings (protected structure RPS Ref.: 2032- referred to as Block K).
• The building heights of the proposed residential blocks range from 2 to 13 storeys.
• Access to the new hospital and grounds is provided from Richmond Road and Convent Avenue, with separate internal access points. A separate vehicular access to the residential development is provided from Richmond Road. The development includes a proposed pedestrian / cycle connection to Griffith Court, requiring alterations to the service yard of the Fairview Community Unit, pedestrian / cycle connections to the Fairview Community Unit campus to the north (providing an onward connection to Griffith Court), a pedestrian / cycle connection to Grace Park Wood, and makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road.
• The proposal includes public open space, including allotments, children's play areas, a central park, a linear park and an entrance plaza, with a set down area at Richmond Road, and communal open space at surface level. The proposal includes communal roof terraces on Block C and Blocks D-E and private balconies / terraces for the apartments.
• The proposal also includes provision of internal access roads, pedestrian and cycle infrastructure, associated set down areas, alterations to existing landscape features, landscaping, boundary treatments, lighting, telecommunications infrastructure at roof level of Block B, green roofs, site services, including a watermain connection / upgrade via Griffith Court, Philipsburgh Avenue and Griffith Avenue, site clearance, and all associated site works.

INTRODUCTION 1.0

02. RESPONSE TO LRD OPINION & EXCLUSION OF MUGA

2.0 Response to LRD Opinion & Exclusion of MUGA

DCC Notice of LRD Opinion (LRD6009/22-S2)

Comment: 5. Conservation - Retention of as many mature trees on the grounds and especially along the main avenue, which (in combination) contribute to the setting of the protected structures and ensuring that car parking provision is limited and appropriately landscaped in the vicinity of the protected structures.
Response: The masterplan has been envisaged to retain as many of the existing trees as possible. Significant tree planting on the portion of the lands, earmarked for the new Hospital, add considerable character as an existing parkland to this portion of the site with a number of high value trees noted. The masterplan has been adjusted to retain the avenue of trees along the Richmond Road acesss into the Hospital site. Additional supplementory tree planting along the avenue has been proposed to strengthen the avenue visuals and promoting the longevity of the avenue as a tree-lined landscape feature. Hedging and planting have been proposed to assist with creating a certain level of formality within the landscape to compliment the architecture (Brooklawn House, Richmond House, etc.) as well as to assist with screening the new parking area.

Comment: 6. Open Space & Biodiversity - a. Arboriculture: 273 trees recorded with 123 proposed removed or 44% loss due to development, which is not insignificant considering the quality and maturity of trees on this site.
Response: The revised arboricultural tree survey notes 277 trees recorded. This development will necessitate the removal of 119 trees. A futher 17 category 'U' trees are recommended for removal as they have either failed or are in a state of advanced decline. Therefore 135 existing trees will ne retained on site. In addition to the trees being retained, a total of 420 replacement trees are proposed to negate against the total 119 no. trees identified for removal as a result of the development.

Comment: 6. Open Space & Biodiversity - b. Veteran trees shall be highlighted on arboricultural plans. Compensatory tree planting is noted at 410 trees and this will create a new generation of planting. Tree protection during any permitted development would be a priority and a tree bond would also be applied.
Response: Additional tree planting has been amended to 420 new trees. Also Refer to Arborists' Report.

Comment: 6. Open Space & Biodiversity - c. Richmond House Avenue: The proposed removal of one half of the tree avenue is not satisfactory, the access arrangements and car parking proposals should be amended for their retention.
Response: The masterplan has been adjusted to retain the avenue of trees along the Richmond Road acesss into the Hospital site. The LRD pre-application submission noted 8 trees to be retained with the current submission noting all 12 trees to be retained, therefore an increase of 4 existing trees to be retained within this area Additional supplementory tree planting along the avenue has been proposed to strengthen the avenue visuals and promoting the longevity of the avenue as a tree-lined landscape feature.

Comment: 6. Open Space & Biodiversity - e. Public open space/ communal open space – area requirements are met. POS is a 'campus' style provision and it will be important to ensure the public are welcomed to it and wayfinding is provided.
Response: Please refer to 3.5 Landscape Design Strategies: Wayfinding + Public Art. Wayfinding and signage is an important part of the masterplan narrative and will be further developed in the later stages of the project to ensure legibility and enable ease of circualtion throughout the development.

Comment: 6. Open Space & Biodiversity - e. Clarity will be required to ensure privacy/security of Communal Open Space adjacent.
Response: Please refer to 4.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Public-Private Threshold + Interface Design Principles. The boundary between private communal open space and public open space where courtyards are not enclosed by the building itself will be visually permeable to the public and residents. This practice creates a sense of welcomeness for users in the public realm and generates more engagement for residents in the communal open space. It also negates the need for unsightly railings and barriers. The courtyards will be secured with low hedging @ 1.1m-1.2m in height. A railing will be incorporated in the centre line of the hedge, creating a visual screen and an onscured physical barrier with gated access where required.

Comment: 6. Open Space & Biodiversity - e. Active recreation provision is important within the open spaces.
Response: Opportunities for active recreation are dotted within the masterplan. An expansive multi-functional lawn space will serve as a kick-about. Exercise has been provided throughout with fixed and flexible spaces arranged appropriately. Opportunities for larger groups to exercise in the open space and engage in yoga or 'HITT' / 'HIRT' training sessions are encouraged. Circular activity tracks will encourage exercise in a relaxed outdoor setting and act

Comment: 6. Open Space & Boidiversity - f. Green roofs- a green roof plan shall be submitted- note new development plan requirements.
Response: Please refer to landscape drawing L1-101 - ROOF PLAN.

Comment: 6. Open Space & Boidiversity - g. A Biodiversity Enhancement Plan shall be submitted.
Response: Please refer to 3.10 Landscape Design Strategies: Biodiversity Enhancements. The loss of habitat will be negated by the inclusion of native tree- & plant species within the vegetation palette. The proposed landscape incorporates measures to enhance biodiversity in an urban setting, with introduction of built-in bat & -swift boxes and free-standing wooden bird boxes located throughout the development thereby, overall, promoting a net gain in biodiversity.

Exclusion of MUGA

Comment:
Refer DCC PAC Meeting 4 (2021-12-02) Item 3
- She (Mary Conway) looked for a dedicated kickabout space and MUGA, while being cognisant of existing neighbours and flood lighting.

Refer to Public Consultation Report (based on public engagement 21-21 September 2022) Item 5 Consultation Feedback
- Requests of whether the new multigame sports area could be moved and not be placed next to existing residents or replaced with an open grassed area.
- Management of security of the site, on the development in the future and the prevention of anti-social behaviour (related to the MUGA).

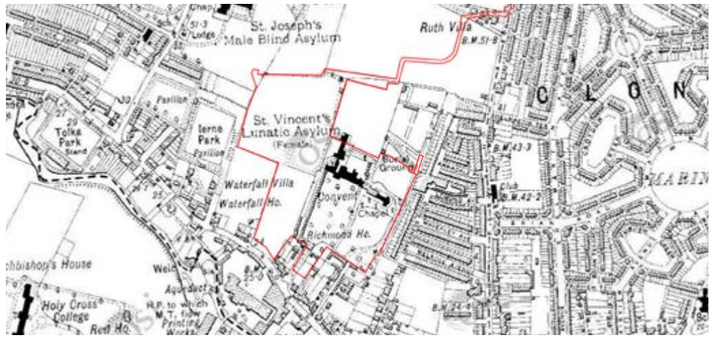
Response: Based on the concerns raised in the above-mentioned meeting / consultation, the Client has opted to substitute the MUGA with an allotment garden as a more appropriate value add public amenity, to be managed by the development appointed management company.

3.0 LANDSCAPE ANALYSIS

3.1 Landscape Analysis: Historical Context

6 Inch Colour Map, 1837

6 Inch B+W Map, 1842



25 Inch Map, 1888-1913

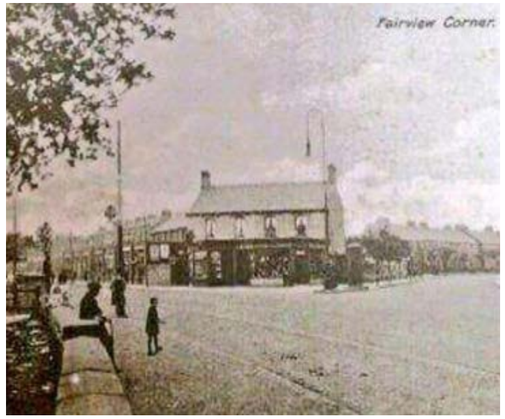
Early maps show how the site and surrounds have evolved over the centuries with the newly delineated Richmond Road first noted on a map produced by John Rocque in 1757. Urbanisation soon followed, after the publication of this map with housing erected along Richmond Road and surrounds.

St Vincent's Hospital, Fairview is a public voluntary psychiatric hospital. Founded in 1857, it originally began operations in Richmond House on the 14th May 1857.

In 1866 a neighbouring school was bought and both buildings were used for the care of patients. As time passed further space was required. A new hospital was built onto the old school in 1899 with further extensions occurring in 1932 and 1978.

In 1993 a new acute admission unit, St Louise's, was added. Later additions include a new outpatient facility in the form of an adolescent unit in 1988 and a day hospital in 1999. A new adolescent inpatient facility was opened 2009. St Vincent's changed from being a private institution into a Public Voluntary Hospital in 1974.

Fairview from Annesley Bridge Road, 1909



Fairview Corner, circa 1940

Ballybough end of Richmond Road, circa 1970

3.2 Landscape Analysis: Local Context

The site is in close proximity to the N1 (Drumcondra Road Upper & -Lower), which s to the M1 and M50 and is situated within a c. minute walking distance of the Drumcondra Road QBC. The bus stops on Drumcondra Road Lower are within approximately 650 meters / within 8 minutes walking distance from the site. The site is located within 1.6km (20 minute walking distance / 6 minute cycle) of Drumcondra Rail Station and within 1.7km (22 minute walking distance / 7 minute cycle) of Clontarf DART Station. The DCU All Hallows Campus is also within short walking distance. The City Centre is in close proximity. The Royal Canal, Croke Park, the River Tolka, National Botanic Gardens and Fairview Park, all of which fall within the immediate catchment offering a variety of amenities in addition to well-established coffee shops and retail stores on Drumcondra Road.

Transport

Access to Dart Station & Quick Bus Corridor

Proximity to M1 & M50

Nature

Parks & Trails

Public Gardens

Leisure

GAA

Sports Stadium

3.3 Landscape Analysis: Site Context

The site consists of 9.46ha of land in the inner suburb of Fairview. The site is bordered to the north by the Fairview Community Unit as well as Grace Park Wood and has a common frontage along Richmond Road to the south, with separate entrances to the lands earmarked for the Residential Development and the new Hospital off Richmond Road. To the west, the site is bordered by the Stella Maris Football Club as well as the Ierne Social- & Sports Club with general residential dwellings along the eastern boundary.

Several protected structures are noted on the lands to include the existing Mental Health Facility as well as Richmond House and Brooklawn. Other existing structures of value to be retained include the Chapel, Rose Cottage and the Laundry Building.

The site has a significant number of trees, situated mostly on the Z15 institutional lands. These are of ecological, environmental, historical and aesthetic value and are noted as one of the site's key assets and features.

3.4 Landscape Analysis: Existing Site Views

Understanding the site and its existing character provides clues as to how it should be developed as amenity for residential- and institutional use. The existing characteristics of especially the existing parkland should be retained where possible, enhanced and protected as such.

The following views capture some of these components.

View Point 1

View Point 2

View Point 3

View Point 4

View Point 5

View Point 9

View Point 6

View Point 10

Views

View Point 1: Facing north-east towards Crannog entrance from Richmond Rd

View Point 2: Facing south towards Croke Park

View Point 3: Facing north-west towards Ierne Social- & Sports Club & Grace Park

View Point 4: Facing east towards the protected structure from the open grassland

View Point 5: Facing north towards Richmond House from Richmond Rd

View Point 6: Facing north-east towards Richmond House.

View Point 7: Facing north-east towards the Mental Health Facility

View Point 8: Facing south-east across the walled communal space

View Point 9: Facing south-west along Mental Health Facility service road

View Point 10: Facing north towards the Mental Health Facility

View Point 11: Facing north-east towards parkland from Concent Ave entrance

View Point 12: Facing south-west along Mental Health Facility access road

View Point 13: Facing east along Mental Health Facility building edge

View Point 14: Facing south-west along Mental Health Facility access road

View Point 15: Facing west towards the Chapel

View Point 16: Facing west along Mental Health Facility building edge

View Point 7

View Point 11

View Point 13

View Point 15

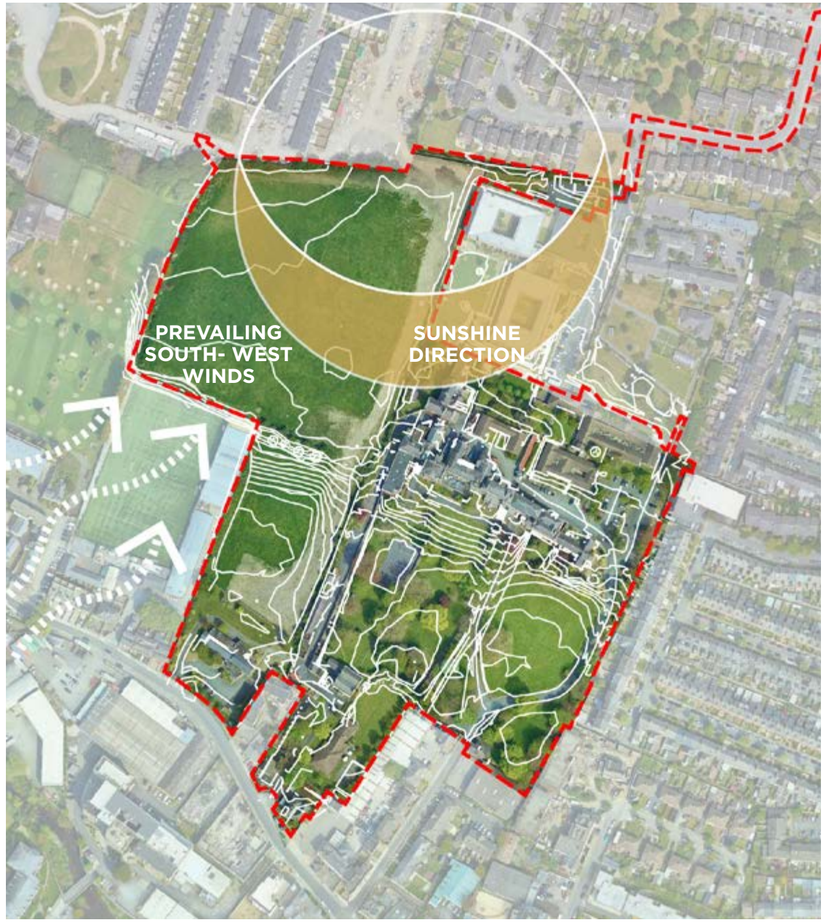
View Point 8

View Point 12

View Point 14

View Point 16

3.5 Landscape Analysis: Topography + Micro-climate



The site is divided, topographically, into two portions by a singular embankment level change of approximately 4-5m, running east west and centrally traversing the site.

The remainder of the lands can generally be perceived as sloping gently from north to south.

The south-eastern portion of the site is partially sheltered by mature trees. The site has a positive aspect to take advantage of solar gain.

3.6 Landscape Analysis: Landscape Character

Grassland

Parkland

The design approach for the St Vincent's Hospital Fairview Redevelopment is strongly influenced by the existing site character defined by the historic structures, routes and trees. The key drivers of the landscape expression are to protect and enhance these characteristics whilst creating a welcoming and permeable masterplan proposal. Two existing dominant landscape character types have been identified on the site as a whole as

Parkland: Situated to the south of the existing Mental Health Facility with a road traversing the lands centrally in a near north-south direction, the parkland landscape is typified by large informally arranged tree planting, some noted as high value, as well as smaller tree planting along the east periphery of the lands. Informal clusters of trees planted within the existing facilities parking are also noted.

Open Grassland: Currently not in any specific use, the open grassland landscape situated to the west of the lands, is proposed to be developed as the Residential component of the project.

4.0 LANDSCAPE VISION + CONCEPTUALISATION

4.1 Landscape Vision

Connecting Past & Present

Enhanced Bio-diversity

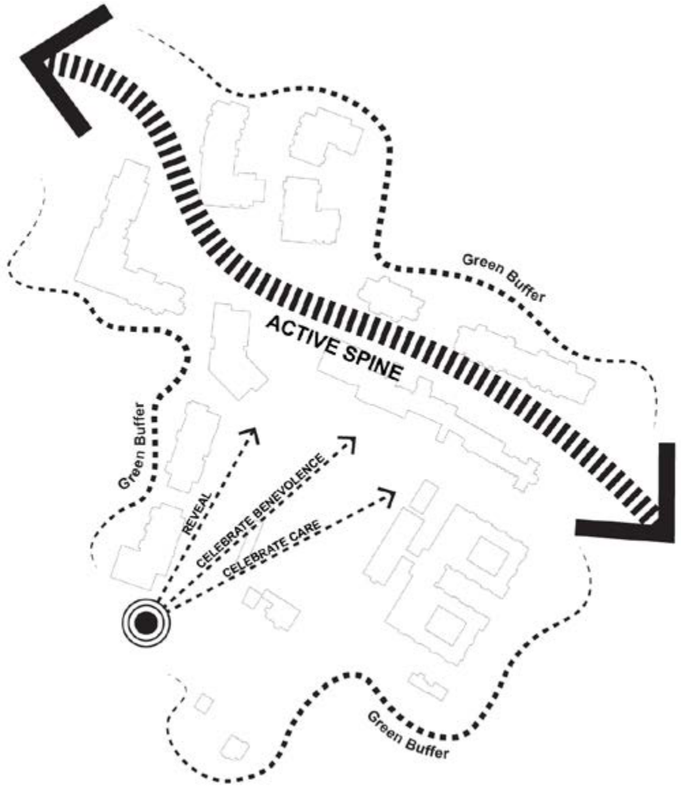
Urban Oasis

The intention with the landscape expression is to seamlessly connect past & present and support the essence of community in providing verdant nature- & sensory positive space, set within an urban context, that provides relief from the hustle and bustle of Dublin city life. The overall site serves the development in encouraging social interaction and a connection with community & nature, thereby creating a sense of well-being.

4.2 Conceptualisation

The landscape expression should respond to the masterplan and seeks to enrich this by positively emphasising its sense of grandeur & instantly recognizable, predominantly parkland-like design intent. The landscape expression should be welcoming and memorable. To compliment but not compete with, the design should respond to the needs of the residents & greater public as well as to the architecture, in a legible and elegant manner, beautifully detailed with high quality materials. The use of tree- and shrub planting should support and promote a positive net gain in biodiversity that will enhance the site's ecological systems, thereby creating habitat and environmental diversity through nature positive interventions.

The three new landscape character typologies include an urban typology at the Gateway Plaza to the Residential component, to enhance and compliment the exiting urban context, which seamlessly transitions and blends into a parkland landscape typology with the Linear Park as connecting element. A woodland landscape typology envelopes the lands along its periphery. The Residential site's public open space requirement is conceived as a necklace of spaces which seamlessly blend together, unifying the public realm whilst transitioning from one landscape character typology to another. The mental wellness landscape takes its cues from the existing landscape character, thereby amplifying this portion of the site's existing parkland landscape typology. This approach creates a variety of memorable spatial experiences, diversity of use and a celebration of place.

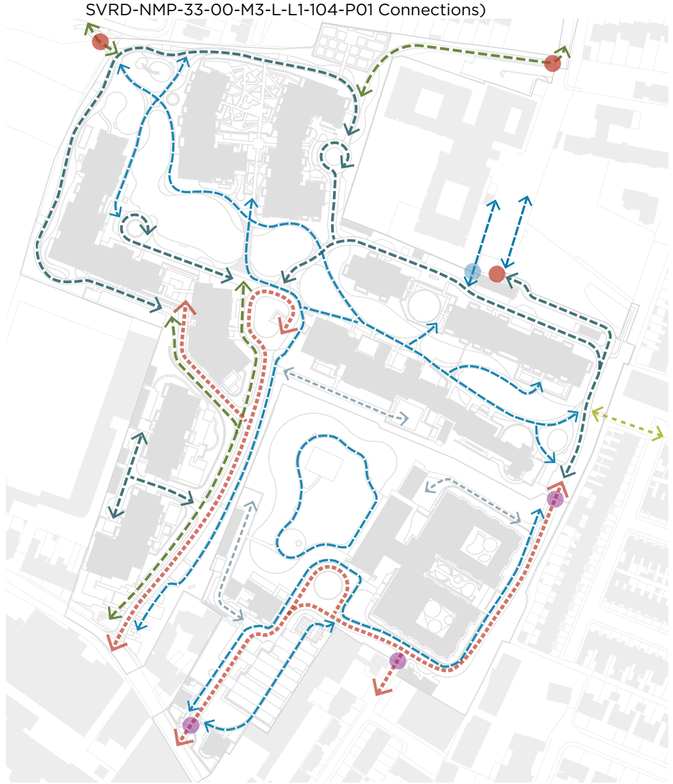


LANDSCAPE DESIGN STRATEGIES

5.0

5.1 Landscape Design Strategies: Accessibility + Circulation

(Also refer dwgs. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan & SVRD-NMP-33-00-M3-L-L1-104-P01 Connections)



LEGEND

- Vehicular Route
- Shared Surface
- Pedestrian- + Bicycle Route
- Pedestrian Route
- Service Route
- Gated Access
- Pedestrian Access
- Pedestrian- + Bicycle Access
- Potential Future Pedestrian + Cycle Connection

By the nature of its geographical positioning, the site is well connected to its greater context, public transport and key arteries into and out of the city centre and has access to rail and bus networks within walking distance. It is positioned as a sustainable development and so leans more on walking, cycling and car clubs then the provision of parking to facilitate car ownership - Refer to Transport Consultants' documentation.

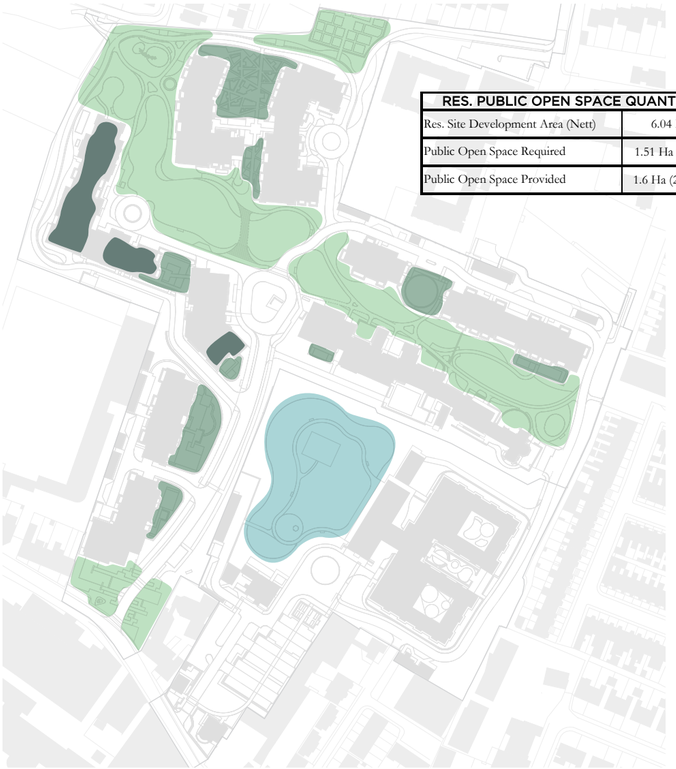
Primary access points to the site are from Richmond Road. The site is also accessible from Convent Avenue to the south of the lands as well as from the Fairview Community Unit to the north / north-west of the lands Pedestrian- & cycle access points are dotted along the periphery of the site. Internal roads provide access into the site with parking provision for residents proposed in a basement beneath Blocks D-E & F. Service- & emergency vehicles will have access to areas around the buildings as appropriate. Each building will have provision for drop off & deliveries. The new Hospital site is served by an existing road which allows for access to parking to the east of the route as well as to the arrival of the new facility.

Pedestrian- & cycle access and circulation is provided throughout, placing the pedestrian & cyclist at the top of the movement hierarchy with pedestrian permeability (public or resident) seen as critical to the success of a vibrant "place". The application includes a proposed pedestrian / cycle connection to Griffith Court, requiring alterations to the service yard of the Fairview Community Unit, a pedestrian / cycle connection to the Fairview Community Unit campus to the north (providing an onward connection to Griffith Court), and a pedestrian / cycle connection to Grace Park Wood, within the red line application site boundary. In addition, the application makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road, i.e. through provision of a pedestrian / cycle path up to the application site boundary, with the potential future connection point identified on the site boundary by the relocated gate piers. This connection will be subject to delivery by others in the future, as these adjacent lands are in third party ownership and it was not possible to reach agreement with the adjacent landowner to include these lands within the red line application site boundary. The proposed connections ensures a high level of connectivity to surrounding areas and permeability through the site. The connection to the north of Block H and L to the Fairview Community Unit campus and onwards to Griffith Court and Phillipsburgh Avenue, also assists in encouraging east-west circulation through the central park and use of the activity track around the perimeter of the site, and ties in with existing pedestrian and cycle infrastructure in the area.

A looping activity track provides for exercise- & leisure use and serves as a serpentine connector element, linking various activities dotted along the routes.

5.2 Landscape Design Strategies: Open Space Quantum

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-102-P01 Open Space Plan)



RES. PUBLIC OPEN SPACE QUANTUM	
Res. Site Development Area (Nett)	6.04 Ha
Public Open Space Required	1.51 Ha (25%)
Public Open Space Provided	1.6 Ha (26.2%)

COMMUNAL OPEN SPACE QUANTUM			
ZONE	REQUIRED	PROVIDED	BALANCE
Block A	343m2	346m2	3
Block B	511m2	866m2	355
Block C	494m2	1 870m2	180
Block D-E	1 196m2		
Sub-total:	1690m2		
Block F	711m2	1 624m2	72
Block G	841m2		
Sub-total:	1 552m2		
Block H	196m2	841m2	70
Block L	575m2		
Sub-total:	771m2		
Block J	79m2	98m2	19
TOTAL	**4 946m2**	**5 645m2**	**699m2**

Precedent: Battery Park City, NY

LEGEND

- Residential Public Open Space
- Residential Communal Open Space
- Residential Communal Open Space (Roof Terrace)
- Mental Wellness Landscape

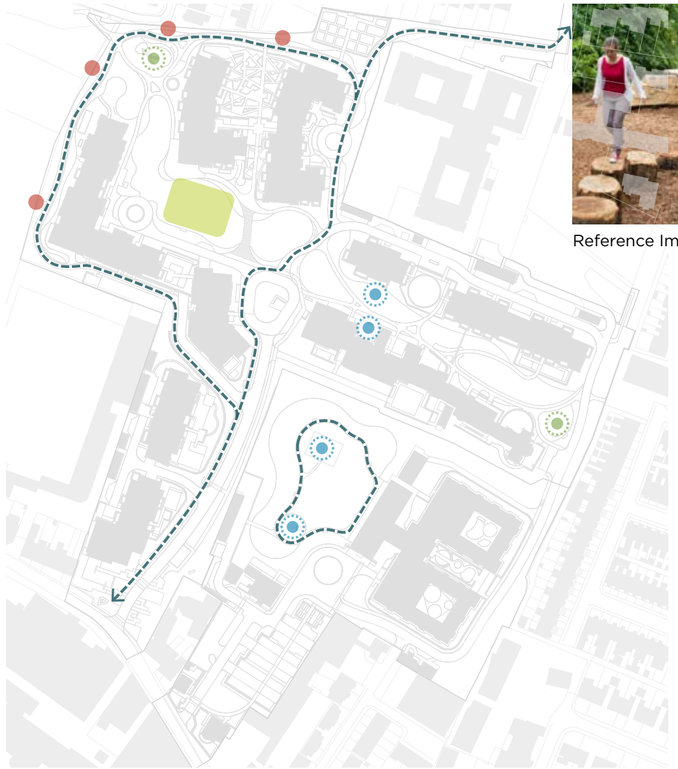
The proposed development of the residential component provides 1.60 Ha of public open space at 26.2% of the developable area. Based on the unit mix, we calculate the required communal open space to be 4 946m 2 with 5 645m2 provided.

The public open space is conceived as a necklace of spaces that seamlessly blend together, unifying the public realm. The communal space, aligned with the requirements as set out in the Sustainable Urban Housing: Design Standards for New Apartments 2022, blends into the public open space with a series of human-scaled spaces. These spaces, whilst visually permeable, have defined and secure boundaries, in the form of railings masked by vegetation, to ensure residents' safety. Communal roof terraces are proposed to capture views and create a unique amenity. The communal open space for each block meets the current BRE Guidelines standards in terms of quantum and day light quality. It is noted that Blocks C & D-E, F & G and H & L are respectively linked as single communal open spaces but can, if required, perform independently of one another. The spaces both public and private are programmed to encourage social interactions, play and health exercise.

The mental wellness landscape is integrated into the overall masterplan through blurred landscape interventions. The vision underpinning the landscape expression is centred around the creation of welcoming nature-positive, legible, interactive and healing landscape experiences that will encourage and promote a regenerative health-positive outlook through the progressive journey to mental wellbeing.

5.3 Landscape Design Strategies: Play + Exercise

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)



Reference Images

LEGEND

- Natural Play (+0-450m2)
- Kick About
- Activity Track
- External Area for Exercise
- Exercise Station

Inclusive play spaces are provided throughout the masterplan and respond to age, context and ability, encouraging users to interact with each other. These spaces will promote health & wellbeing, learning & social interactions. Based on the Design Standards for New Apartments (2020) Section 4.0, the provision of dedicated play areas exceeds the requirement with a total of +-450m2 of play area.

Several principles have driven the design all of which underpin creating a well-integrated community:

- Equipment that stimulates the senses.
- Equipment that is accessible to all such as rockr's with the width for wheelchair access and Part M compliant including space for children who do not like to be touched.
- Equipment that has similar tasks but different levels of challenge for age groups and abilities thereby providing children with choice
- Surface materials that meet EN 1176 and EN 1177 standards, to be safe and visually pleasing
- Providing for calm and landscaped areas with seating, or cubby holes in tree houses, etc.
- A variety of routes to encourage exploration but also allowing for solitary play, onlooker play, parallel play (playing beside one another), associative play (playing close by and mimicking other children), etc. with natural play encouraged to include imaginative play, discovery, exploration and adventure.

Exercise has been provided throughout with fixed and flexible spaces arranged appropriately. Opportunities for larger groups to exercise in the open space and engage in yoga or 'HITT' / 'HIRT' training sessions are encouraged. Circular activity tracks will encourage exercise in a relaxed outdoor setting and act as a physical routes linking various activities along the track. Ultimately the provided programme will encourage greater use of the outdoor environment, greater opportunities for interactions and places health & wellbeing at the forefront of spatial planning.

5.4 Landscape Design Strategies: Vehicular- + Bicycle Parking + Furniture

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)

The bulk of the parking provision for residents is proposed in a basement beneath Blocks D-E & F. Limited on street parking has been provided for public use as well as parking for mobility impaired users, set down and car clubs. 50% of parking bays will be EV bays. Service- & emergency vehicles can be accommodated with pull in areas and turning heads. All cognisant of the fact that the pedestrian & cyclist are placed at the top of the movement hierarchy.

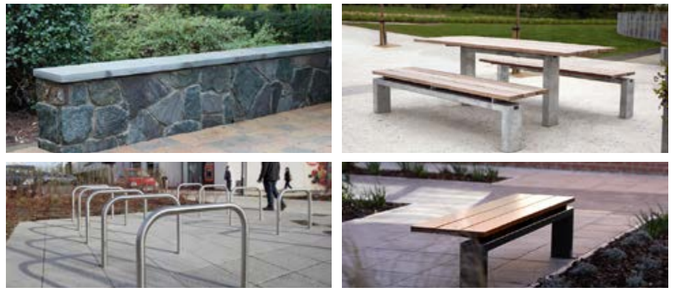
On the residential portion of the lands, 1 680 no. cycle spaces are provided including 1274 no. long stay and 406 no. visitor spaces. 947 no. cycle spaces (incl. cargo and electric) are located at basement level and 733 no. spaces at surface level. 84 no. spaces at surface level are earmarked for commercial / communal use). On the Hospital component of the lands, 50 no. spaces incl. 42 no. long stay spaces and 8 short stay spaces are provided. These numbers meets the requirement as set out in Appendix 5, Section 3 of the DCDP.

Seating has been provided throughout the landscape masterplan in line with age friendly guidance. Typically, seats are located on approximately 50m intervals to provide rest points at key locations. These opportunities bring life to the spaces, thereby creating 'moments' to interact with neighbour.

LEGEND

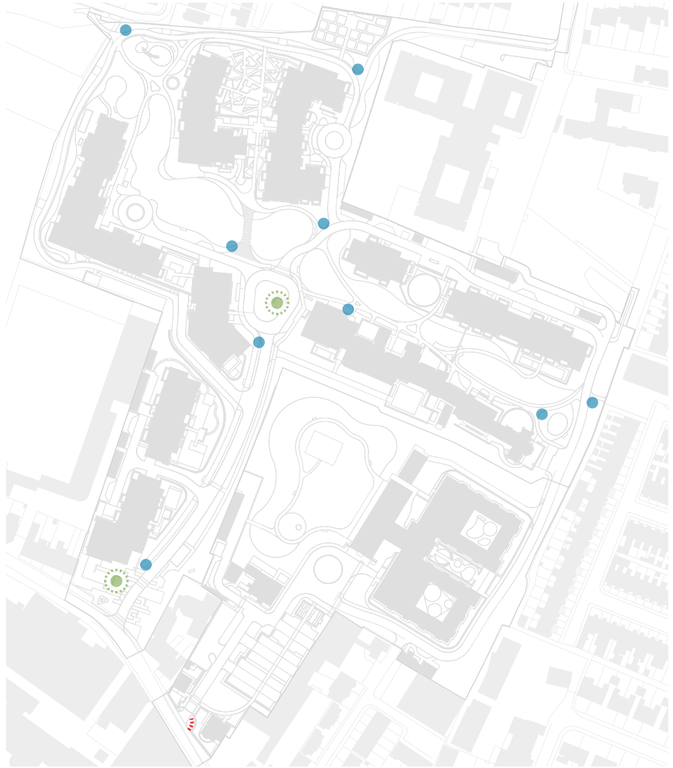
- On Grade Vehicular Parking
  - Res. Lands @ x7 Spaces
  - New Hospital Lands @ 72 Spaces
- On Grade Disabled Parking
  - Res. Lands @ x9 Spaces
  - New Hospital Lands @ x4 Spaces
- On Grade Set Down Areas
  - Res. Lands @ x6 Spaces
  - New Hospital Lands @ x2 Spaces
- On Grade Motorcycle Parking
  - New Hospital Lands @ x4 Spaces
- On Grade Secure Bicycle Parking
  - Res. Lands @ x461 Spaces
  - Res. Lands @ x72 Spaces (Commercial Spaces)
  - New Hospital Lands @ x42 (Long Stay Spaces)
- On Grade Open Bicycle Parking
  - Res. Lands @ x272 Spaces
  - Res. Lands @ x12 Spaces (Commercial Spaces)
  - New Hospital Lands @ x8 (Short Stay Spaces)
- Bin Store
- Seating Opportunity

Reference Images



5.5 Landscape Design Strategies: Wayfinding + Public Art

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)



Reference Images

LEGEND

- Wayfinding (Proposed)
- Signage Wall
- Potential Public Art

Public art proposals may be integrated into the landscape fabric through a collaborative effort with DCC Public Arts Office. The public art strategy will follow best practice guidance and be curated through a number of different channels i.e. local artists, student artist and national artists. This can form part of the applicant's portfolio, support the local cultural and heritage groups and add value to the open space.

Art can be isolated stand alone or permanent pieces, or installations during certain times of the year. Art can also be integrated as part of the building fabric in subtle areas. The opportunity to weave sculpture and play together creates a much more stimulating environment for children, encouraging creativity and imagination. The level of detail applied in the ground plane can also provide spaces of interest and 'moments' to stop, pause and appreciate. Pieces can be 'happened' upon as part of a sculptural trail. No matter how it morphs, it should represent and be sensitive to its surroundings.
In general, an art strategy can go some way towards supporting wayfinding, intuitively or otherwise.

Wayfinding and signage is an important part of the masterplan narrative and will be further developed in the later stages of the project to ensure legibility and enable ease of circualtion throughout the development.

5.6 Landscape Design Strategies: Boundary Treatment

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-103-P01 Boundary Treatment Plan)

The proposed boundaries strategy is outlined as per the dedicated diagram with the retention of most existing boundaries.

A variety of edge and boundary treatments have been proposed. The existing boundary walls will maintain their character, where possible, while the new boundary features replicated in the pattern of the immediate locality, where applicable, with respect to scale and material.

LEGEND

- Existing Stone- / Block- / Brick Walls to be Retained & Made Good
- Existing Render Finished Block Wall to be Partly Retained & Augmented
- Existing Boundary Treatment to be Removed
- Existing Fencing to be Replaced
- Existing Fencing to be Retained
- New Block Wall with Render / Random Rubble
- New Fencing

Reference Images

Existing Render Finished Block Walls to be Augmented

Existing Render Finished Block Walls to be made Good

Existing Block Wall to be made Good and Rendered

Existing Stone- & Brick Walls to be Retained and made Good

5.7 Landscape Design Strategies: Existing- + Proposed Trees

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)

Native Tree Species

Accent- & Specimen Trees

Existing Trees to be Retained

LEGEND

- Proposed Specimen Trees
- Existing Trees to be Removed
- Existing Trees to be Retained
- Proposed Trees

All trees within the lands subject to this planning application have been surveyed by CMK HORT + ARB LTD. The existing trees within the bounds of the Residential site are located primarily within clusters to the north and east of the Protected Structure with some groupings of smaller trees located at the southern portion of the Residential site abutting Richmond Road. Significant tree planting on the portion of the lands, earmarked for the new Hospital add considerable character, as an existing parkland, to this portion of the site with a number of high value trees noted.

The masterplan has been envisaged to retain as many of the existing trees as possible of the 277 trees surveyed. 17 trees were considered to be of poor quality or -value and have been identified for removal. Of the remaining trees, 122 have been identified for removal as a result of development.

The proposed new trees are intended to enhance the landscape character & aesthetic quality of the site as well as the biodiversity credentials (net gain in biodiversity) and will be located along streets and within public- & communal spaces with the intention of mitigating existing tree loss.

The new trees will vary in specification of size and species. There will be a majority of trees selected from native tree species, be of deciduous & evergreen nature and varying habit. Clusters of trees rather than formal rows will dominate the landscape expression. There will be a total of 420 new trees planted.

5.8 Landscape Design Strategies: Vegetation

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)

Shrub- & groundcover mixes will be utilised to define space with planting styles and types varying, depending on use, thereby assisting in creating distinctive landscape typologies. The scale of planting and transition in planting from low, medium and high to create defensible space has been planned according to programme, thresholds and spatial hierarchy.

Parkland / meadow type planting is earmarked for the public open space and surrounds with plant species suited as understorey planting being proposed for the woodland- / periphery type planting zones.

The planting mix for the development will provide a landscaped zone of minimum 1.5m against ground floor unit private amenity spaces, including hedging where applicable, as a defensible space. Roof terrace planting will be low water usage and wind tolerant species.

An Allotment Garden, for use by the resident as well as the surrounding greater community, adds another layer to the value add amenties provided within the development.

The Pollinator Plan 2020 has richly informed the planting palette and soft landscape approach and in conjunction with a selection of native plant species, will characterise the landscape expression.

LEGEND

- Avenue Planting
- Parkland- / Meadow Type Planting
- Woodland- / Periphery Type Planting
- Communal Open Space Planting
- Allotment- / Kitchen Gardens
- Roof Terrace Planting

Parkland- / Meadow Type Planting

Woodland- / Periphery Type Planting

Lawn Areas

Allotment- / Kitchen Gardens

Structured Planting / Hedging

5.9 Landscape Design Strategies: Water Attenuation

(Also refer dwg. SVRD-NMP-33-00-M3-L-L1-100-P01 General Arrangement Plan)

Reference Images

LEGEND

- Proposed Rain Garden
- Infiltration Basin
- Permeable Paving
- Green Roof
- Blue Podium

The landscape surface water drainage strategy is limited in its pure SuDS approach by existing tree roots, services and access requirements, regardless of the size of the site.

However, the soft landscape percentage will allow water to drain freely into the soil. In addition, it is proposed to create rain gardens / infiltration areas. Currently green roofs have been planned for all available flat roof areas.

Permeable finishes have been proposed for parking bays and lightly pedestrianised trafficked zones. A sub-surface attenuation tank has been proposed for the new Hospital site, under the parking area.

5.10 Landscape Design Strategies: Biodiversity Enhancements

(Indicative Only - Extent & Positioning to be Confirmed in Detailed Design Stage)

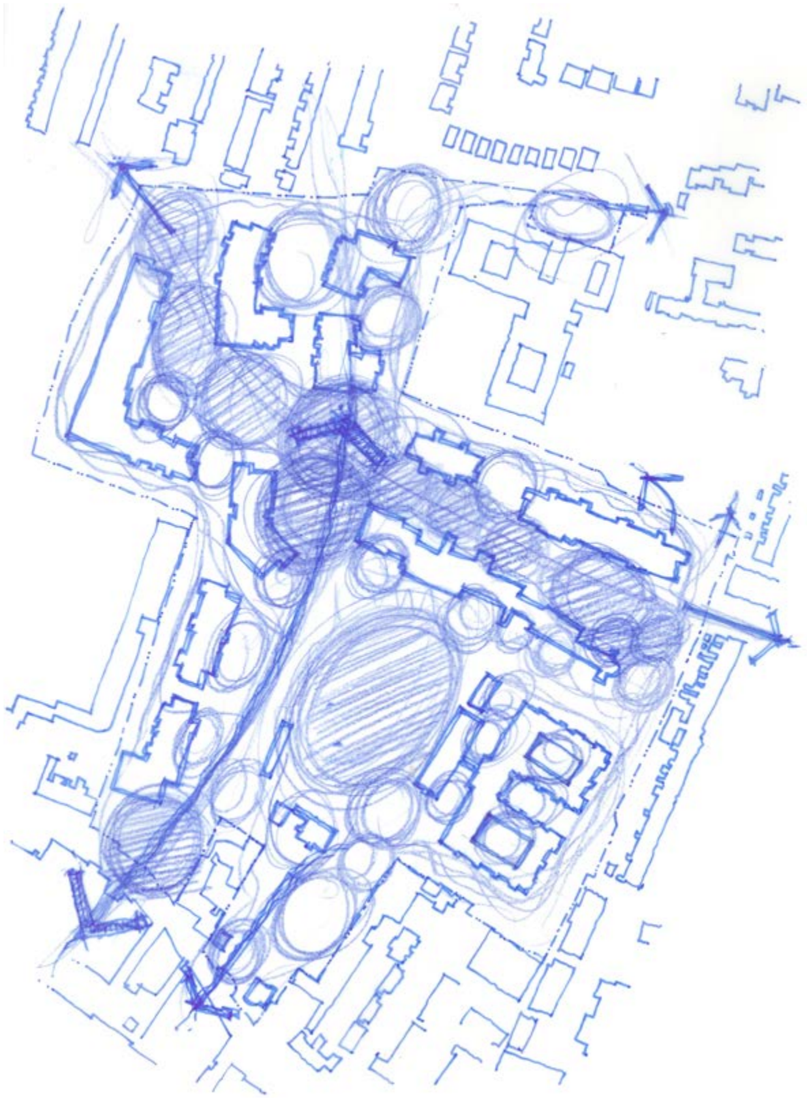
Reference Images

LEGEND

- Swift Box
- Bat Box
- Wooden Bird Box
- Pollinator Nesting Box

An awareness and the enhancement of the site's existing natural features will inform the character of vegetation and the sense of place it derives from this character. In turn, there will be a net gain in biodiversity by planting native tree species, coupled with plants selected form a list of pollinator friendly species and maintained to increase the availability of flowering plants in the shoulder months. The loss of habitat will be negated by the inclusion of native tree- & plant species within the vegetation palette and complimented with habitat boxes, etc.

The proposed landscape incorporates measures to enhance biodiversity in an urban setting, with introduction of built-in bat & -swift boxes incorporated within the buildings located high up, where possible. Free-standing wooden bird boxes will be located in the trees throughout the development. The planting proposed will greatly enhance the biodiversity resource on the proposed development by creating new, pollinator friendly habitats and inclusion of pollinator nesting boxes. The biodiversity enhancements have been co-ordinated with the Environmental Consultant.



09. LANDSCAPE CONCEPT DESIGN

6.1 Landscape Concept Design: Landscape Masterplan

LEGEND

Residential Landscape

1. Gateway Plaza
2. Linear Park
3. Arrival Garden
4. Central Park
5. Woodland- / Periphery Landscape
6. Communal Open Sapce
7. Protected Structure

Mental Wellness Landscape

8. Entrance + Avenue + Arrival
9. Core Activity Landscape
10. Walled Garden

The landscape expression for St. Vincent's Hospital Fairview Redevelopment brings together a cohesive series of spaces, driven by historical and ecological influences, experienced sequentially as routes of discovery and exploration, weaving themselves across the lands revealing a sensorium of spatial typologies.

The landscape expression has been planned in such a way so as to maximise the site's orientation and anticipated microclimate to create habitable, quality spaces which respond to human comfort ,encouraging residents and public into a safe and surveilled space. A number of potential routes through the site have been identified to benefit connections with its surroundings and provide a better amenity for the wider community. Pedestrian- and cycle routes complement this strategy underpinning the sustainable credentials associated with the development.

In addition, it is anticipated that the development will offer a net gain to biodiversity through the development of additional habitat connecting existing surrounding ecological stands with continuous tree canopies for bat and bird roosting and provision of specific plants for wildlife to forage through.

An increased number of trees, areas for surface water treatment and wildflower meadows, coupled with best practice maintenance will ensure a sustainable landscape for the future. Edge conditions and relationships with neighbouring developments are sensitively integrated and screened.

The primary objectives of the design are to encourage biodiversity through varied tree- and shrub planting, creating a series of interlinking spaces which 'blur' the boundaries and encourage 'moments' for interaction, crafting a sense and extension of the community for the wider neighborhood.

The following pages will demonstrate through illustrations and narrative the spatial experience for each area of significance.

Illustrative Plan

6.2 Landscape Concept Design: Residential Landscape

LEGEND

1. Gateway Plaza
2. Linear Park
3. Arrival Garden
4. Central Park
5. Woodland- / Periphery Landscape
6. Communal Open Sapce
7. Protected Structure

Emerging from the suburban landscape of Fairview, the proposed Residential component of the development will embrace its existing character containing existing trees & grasslands and will reach out to and connect with the surrounding community.

The landscape expression is built around establishing and celebrating a biodiverse quilt of spaces. The public open space will be flexible in use and of a welcoming nature, to the benefit of the wider community.

The primary objectives of the design are to encourage biodiversity through varied tree and shrub planting, creating a series of interlinking spaces which 'blur' the boundaries and facilitate 'moments' for interactions, thereby crafting a sense and extension of the community for the wider Fairview neighbourhood.

The following pages will demonstrate, through illustrations and narrative, the spatial experience for each area of significance.

Illustrative Plan

6.2.1 Landscape Concept Design: Gateway Plaza

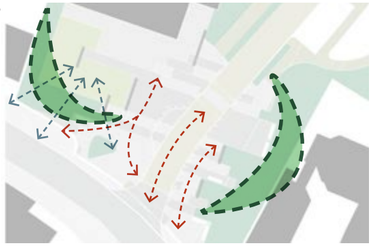
Vehicular Circulation

Richmond Road
Primary Vehicular Access
Set Down Area

Pedestrian- + Bycycle Circulation

Primary Pedestrian Circulation
Secondary Pedestrian Circulation
Bicycle Access

Permeability



Green Buffer
Visual Permeability
Physical Permeability

Amenities

Space for Gathering
Seating + Relaxing
Possible Public Art

Reference Images

The primary vision underpinning the landscape expression for the main entrance to the Residential portion of the development is centred around the creation of a functional urban public plaza space, as a contemporary destination node, that forms part of the longer term objectives to enhance Richmond Road, dotted with programme to draw one into the site and encourage social gathering & -interaction. The entrance road into the site will be a slow trafficked zone with level pedestrian crossing points. Visual cues and landscape elements will assist in subtly defining pedestrian- & cycle desire lines.

Programme include a spill out space for the commercial component of Block A, various gathering- & seating opportunities, a multi-functional lawn space as well as opportunity for public art as part of the layering of the space.

The planting will be punctuated with high impact perennial planting, bulbs and native trees to form a distinctive arrival. The periphery planting along the eastern- & western boundaries will frame plaza space and assist in focusing the gaze into site and along the Linear Park, drawing the user into the space and beyond. Richmond Road edge planting will be kept below 1.1m in height to encourage visual permeability.

In essence, the entrance landscape expression has been proposed to make the site more open, accessible and welcoming to the general public. This in turn will go some way towards creating a vibrant and safe piece of public realm.

Illustrative Plan

Illustrative - Gateway Plaza

6.2.2 Landscape Concept Design: Linear Park

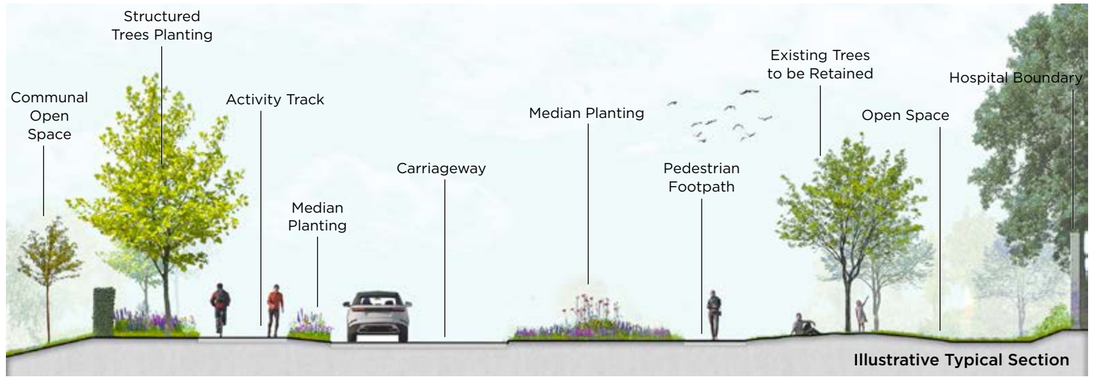
The gently curving space serves as an inviting transitional spine, drawing one into the site, linking the urban Gateway Plaza with the public open space parkland landscape that is the Central Park, via the Arrival Garden and is the primary access route into the site for motorists, cyclist and pedestrians alike.

A combination of structured- and unstructured planting along the route will add to the subtle visual cues to affirm the transitional purpose of the space from urban to parkland.

Programme, for active & passive use, will include the activity track as a more active amenity along the western side of the space, a walkway along the eastern side of the space envisaged for a more leisurely stroll and a public open space with lawn for leisure use and flexible play. Seating opportunities will also be dotted along the route.

The sloping topography of the space lends itself to unfolding views towards the existing large trees in the proximity, on the new Hospital portion of the development, as well as glimpses of the Protected Structure.

Reference Images

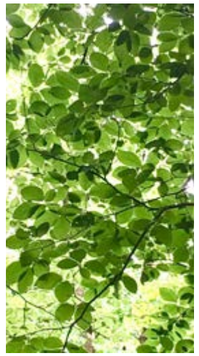


Illustrative Typical Section

Illustrative Plan

Illustrative - Linear Park

6.2.3 Landscape Concept Design: Arrival Garden



The Arrival Garden is a point on the entry sequence where a choice has to be made to either continue on towards Blocks F & G, Blocks H & L and beyond or to continue left towards the arrival of Block DE. Both these access routes are shared surfaces to facilitate ease of movement into the development. The space also serves as arrival space Block C and Block J.

The landscape expression has been designed to be inferred as a legible green plaza space with the road surface at this point using the ground plane to intuitively move visitors through the site to their destinations. Well-chosen wayfinding will support decision making. The inclusion of possible public art will add another layer of interest to the space.

The landscape expression will be supplemented with new tree planting in a more natural arrangement whilst the ground plane hard and soft materials will be more structured in design but of a simplified selection.

In summary, this is the point of arrival, where a sense of anticipation comes together to present and celebrate the site's designed characteristics. First impressions last.

Reference Images

Illustrative Plan

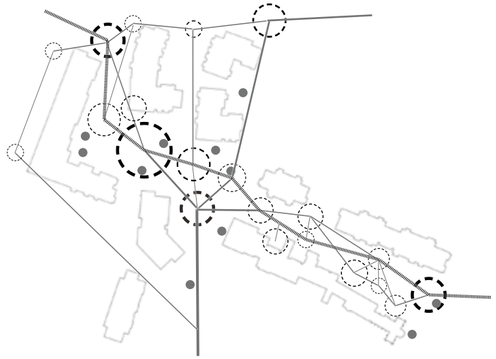
Illustrative - Arrival Garden

6.2.4 Landscape Concept Design: Central Park

The park, envisaged as a large expanse of parkland landscape, is the heart of the development and accessible to the public 24/7.

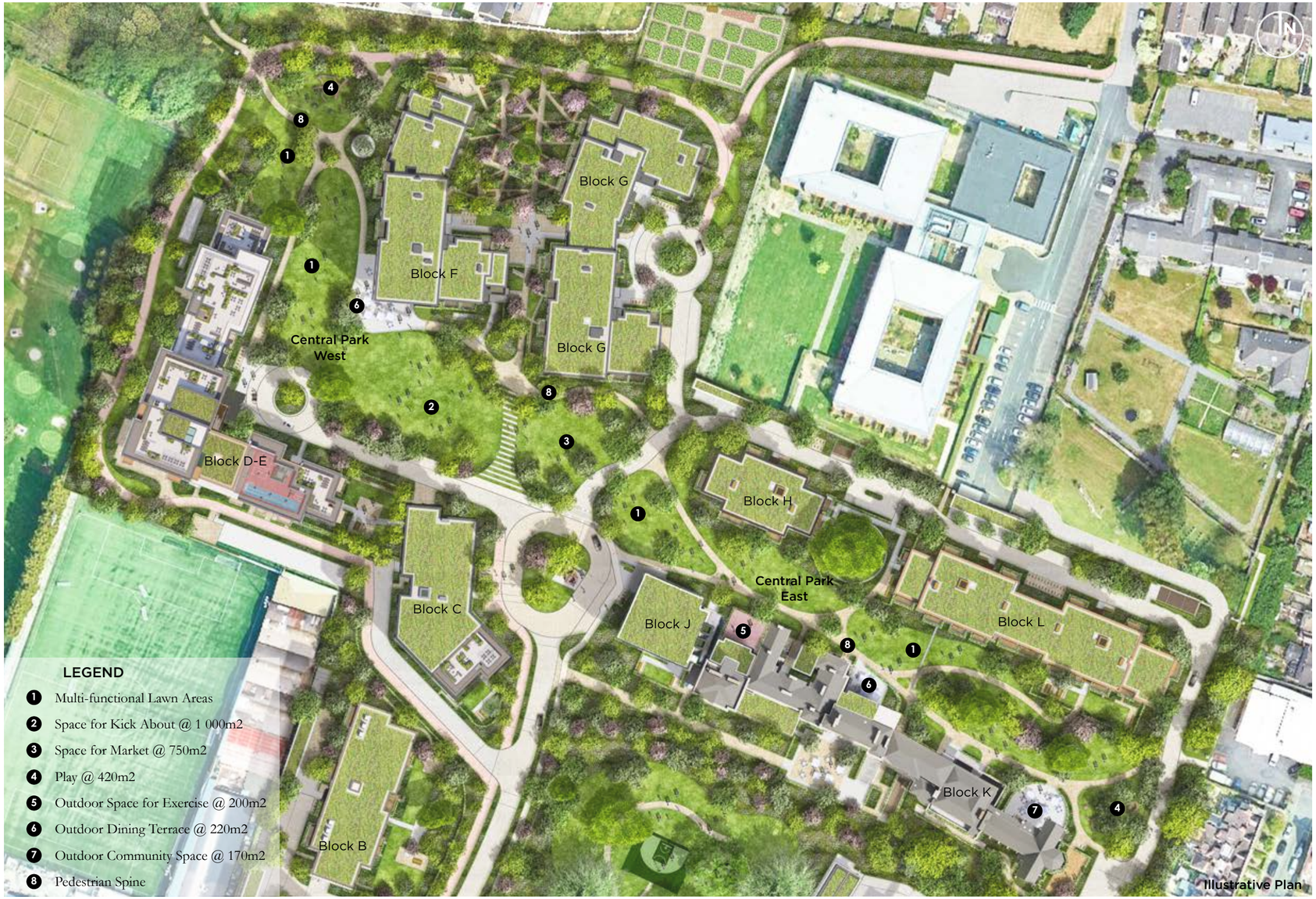
Programmatically the open space will function as an amenity to cater for all ages, abilities and family groups. It is also envisaged that the programme, as a series of purposed destinations and experiences dotted within the public open space, will create an activated, inviting and engaging landscape expression, thereby assisting in promoting a sense of community within the broader neighbourhood and encouraging social interaction with health and well-being, being brought to the forefront. The intention is to draw the residents and surrounding community into the space by providing programme that is both functional and appropriate for their abilities, thereby catering for all age groups .

The proposed plant palette will assist in creating an inviting and legible parkland landscape and add to the net gain in biodiversity, thereby incorporating a substantial value add to the development as a whole, for generations to come.



Concept Diagram

Reference Image



Illustrative Plan

6.2.4 Landscape Concept Design: Central Park West

This portion of the parklands landscape will accommodate an array of programme to service the needs of the residents as well as the community, thereby drawing both the residents and the surrounding greater community into the space.

Programme has been incorporated to assist in activating the space. It is envisaged that natural- & flexible play opportunities be integrated into the space with the lawn areas themselves anticipated as being flexible in nature for use as a kick-about as well as to allow for space for a market.

An outdoor seating terrace, servicing the commercial amenity will encourage social gathering and -interaction.

The serpentine walkways will act as connectors for leisurely meandering throughout the parkland landscape, linking the adjoining lands to the greater public open space.

Reference Images

Illustrative Plan

Illustrative - Central Park West

6.2.4 Landscape Concept Design: Central Park East

Reference Images

This portion of the parkland landscape responds positively to the Protected Structure in an integrated manner, thereby activating the building edge with amenities that spill out into the public open space for the residents and surrounding greater community to enjoy. The meandering pedestrian spine will act as a linking element to allow for ease of access to these amenities and beyond.

The seamless integration of the shared surface connection to the Fairview Community Unit and beyond encourages the use of Central Park East (& Central Park West) amenities by the residents as well as the surrounding greater community, as accessed from the eastern side of the public open space. Additional accessibility to the eastern side of the public open space has furthermore been future-proofed by the incorporation of a pedestrian / cycle path up to the application site boundary, with the potential future connection point to Lomond Avenue / Inverness Road. An open pedestrian access allows for additional permeability along the Fairview Community Unit boundary and provides the user with a choice to either access the Central Park from the east or further along the shared surface to the west, thereby assisting in activating the public open space as a whole.

Programme has been incorporated to include space for outdoor exercise, outdoor gathering & seating to service the commercial amenity as well as the community facilities. It is envisaged that natural- & flexible play opportunities will be integrated into the space with the lawn areas themselves anticipated as being flexible in nature for use for "HIIT" & "HIRT", yoga, picnics, small community events, etc.

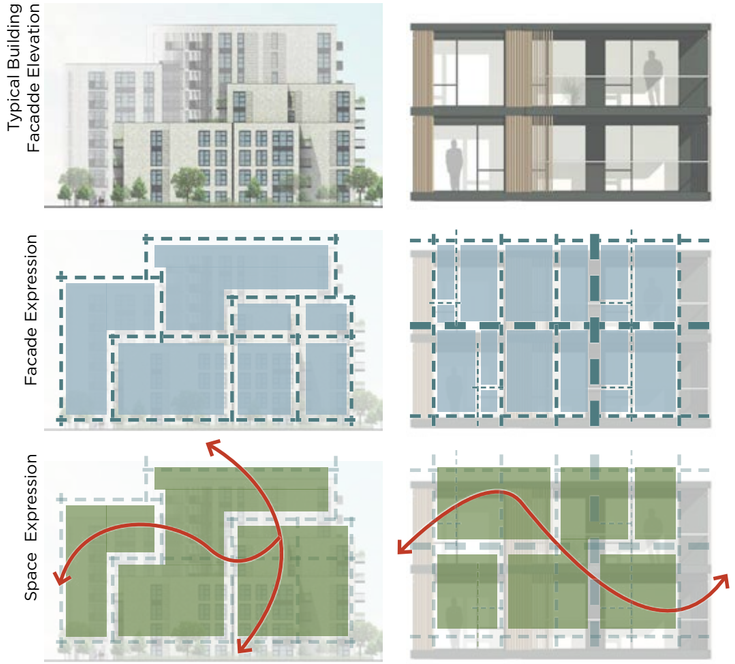
The existing trees to be retained will add value to the space as a natural landscape amenity.

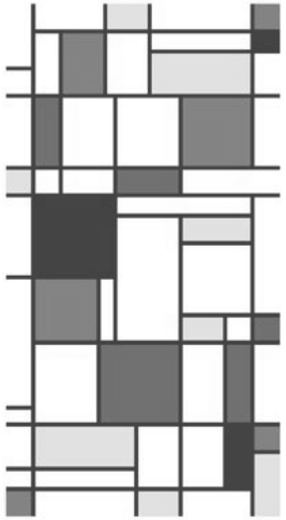
Ultimately the public open space will celebrate the coming together of the old and the new.

Illustrative Plan

Illustrative - Central Park East

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Communal Open Space Landscape Vision





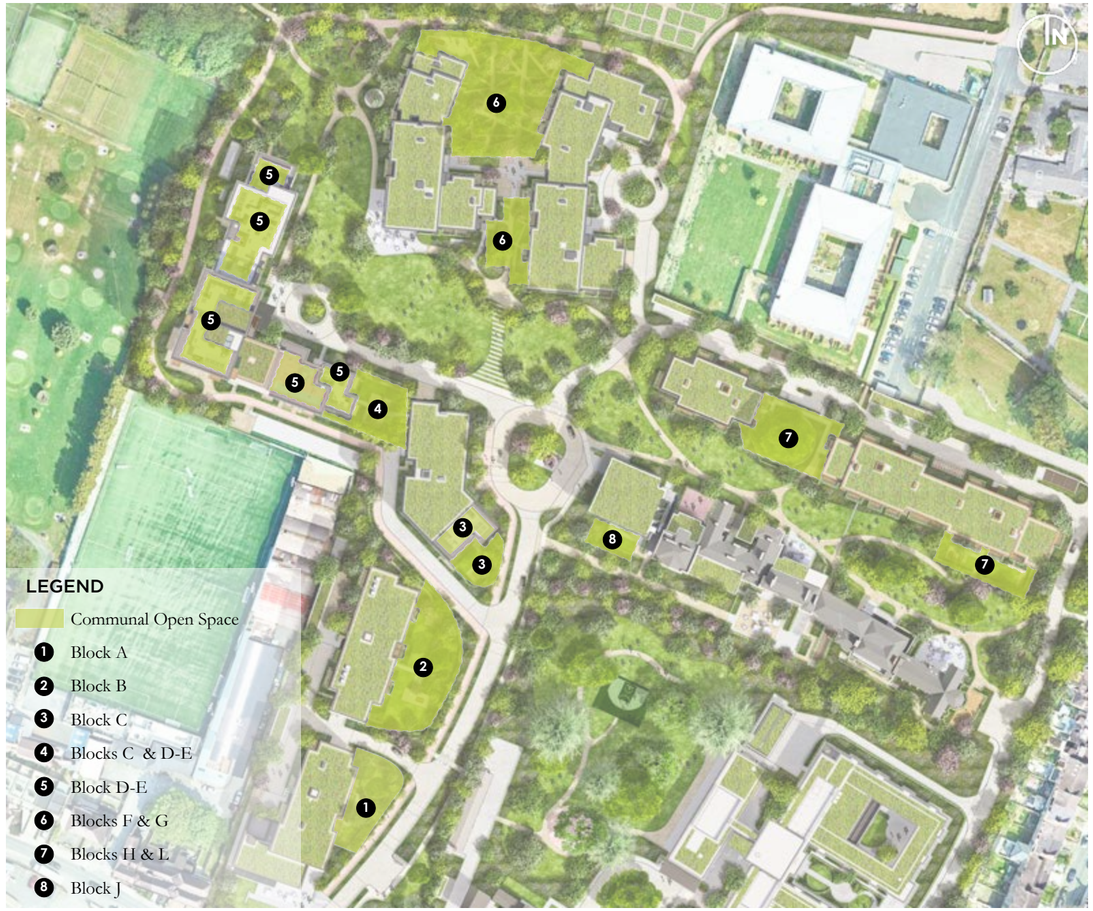
Reference Images - Inspiration

The courtyard / communal open space landscape expression, for the most part, draws inspiration from the facades of the buildings, thereby complementing the architecture in a cohesive and collaborative manner by transposing the vertical façade expression onto the horisontal plane, nearly mimicking as a reflection. The structured landscape expression and the public open space assist in creating visual interest as juxtaposed expressions within the greater landscape. The communal open space seamlessly transition and blend into a parkland landscape.

The Blocks F & G and Blocks H & L communal open spaces respond to divergent inspiration due to the built form massing and existing site conditions, thereby creating unique landscape experiences as part of the overall basket of amenities.

The courtyard spaces will be inviting and encourage leisure use and social interaction with lawn areas being flexible in nature. These spaces will be secured and only accessed by key or fob owned by residents. All the ground floor units within the bounds of the communal open space will have direct access into the courtyard.

The intention with the building periphery landscape expression, as a transitional space, is to effectively respond to and integrate the building ground floor programme, thereby creating an integrated response to the thresholds. The landscaping should envelop the built form and create a human-scaled transition from the indoors to outdoors. The building arrivals are envisaged as welcoming and legible lush green spaces.

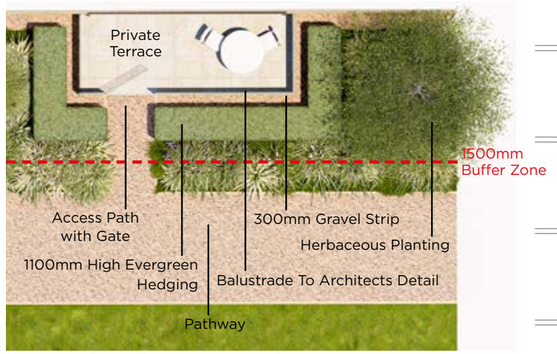


Reference Images

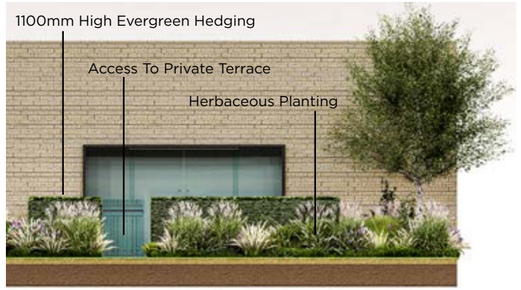
6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Public-Private Threshold + Interface Design Principles

Typically the the ground floor apartments will have a private amenity space / terrace with a minium 1.5m wide defensible space, a railing and latched gate access to define the threshold.

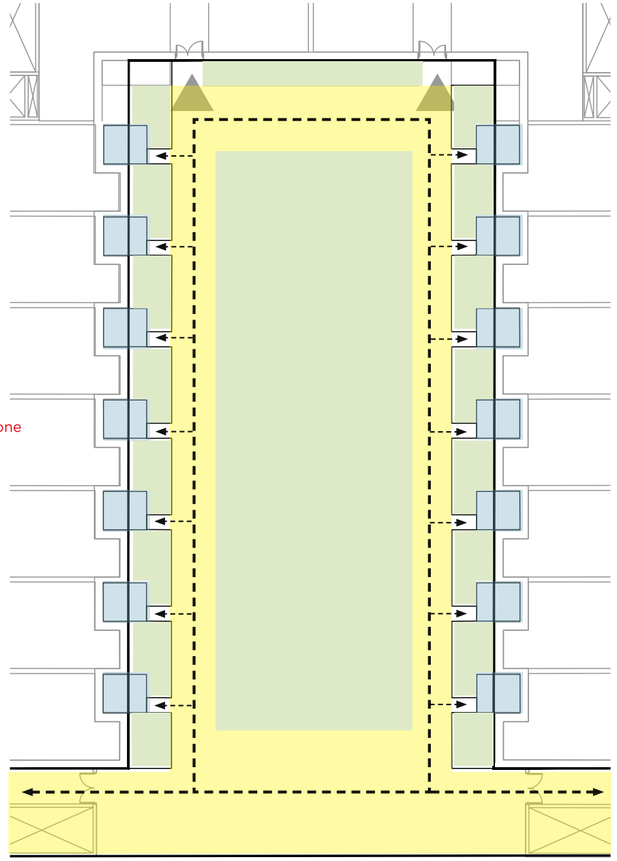
The defensible space will typically serve as a landscaped physical- and visual buffer to include evergreen hedging and gravel strip for servicing.



Indicative Plan: Private Amenity Space

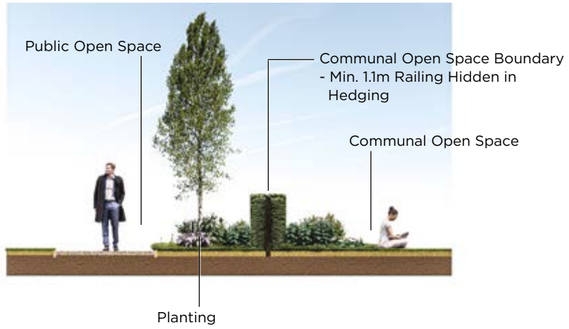


Indicative Elevation: Private Amenity Space



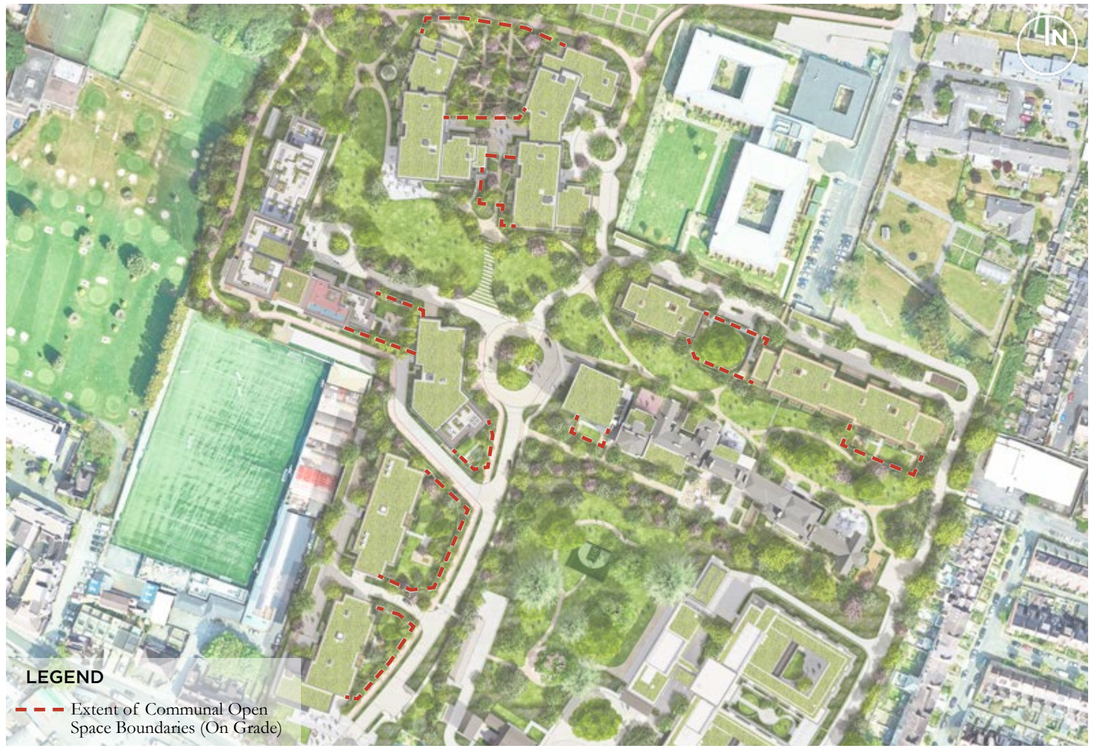
Indicative Plan Graphic: Communal Open Space

Communal Open Space
Circulation
Private Amenity Space



Indicative Section: Communal Open Space Boundary

The boundary between private communal open space and public open space where courtyards are not enclosed by the building itself will be visually permeable to the public and residents. This practice creates a sense of welcomeness for users in the public realm and generates more engagement for residents in the communal open space. It also negates the need for unsightly railings and barriers. The courtyards will be secured with low hedging @ 1.1m-1.2m in height. A railing will be incorporated in the centre line of the hedge, creating a visual screen and an onscured physical barrier.. Tree planting will also be provided, with the canopy raised, thereby creating a panoramic view in and out of the courtyard. All courtyards will be securely gated to provide access for residence, create vibrancy, activity and opportunities for interactions.

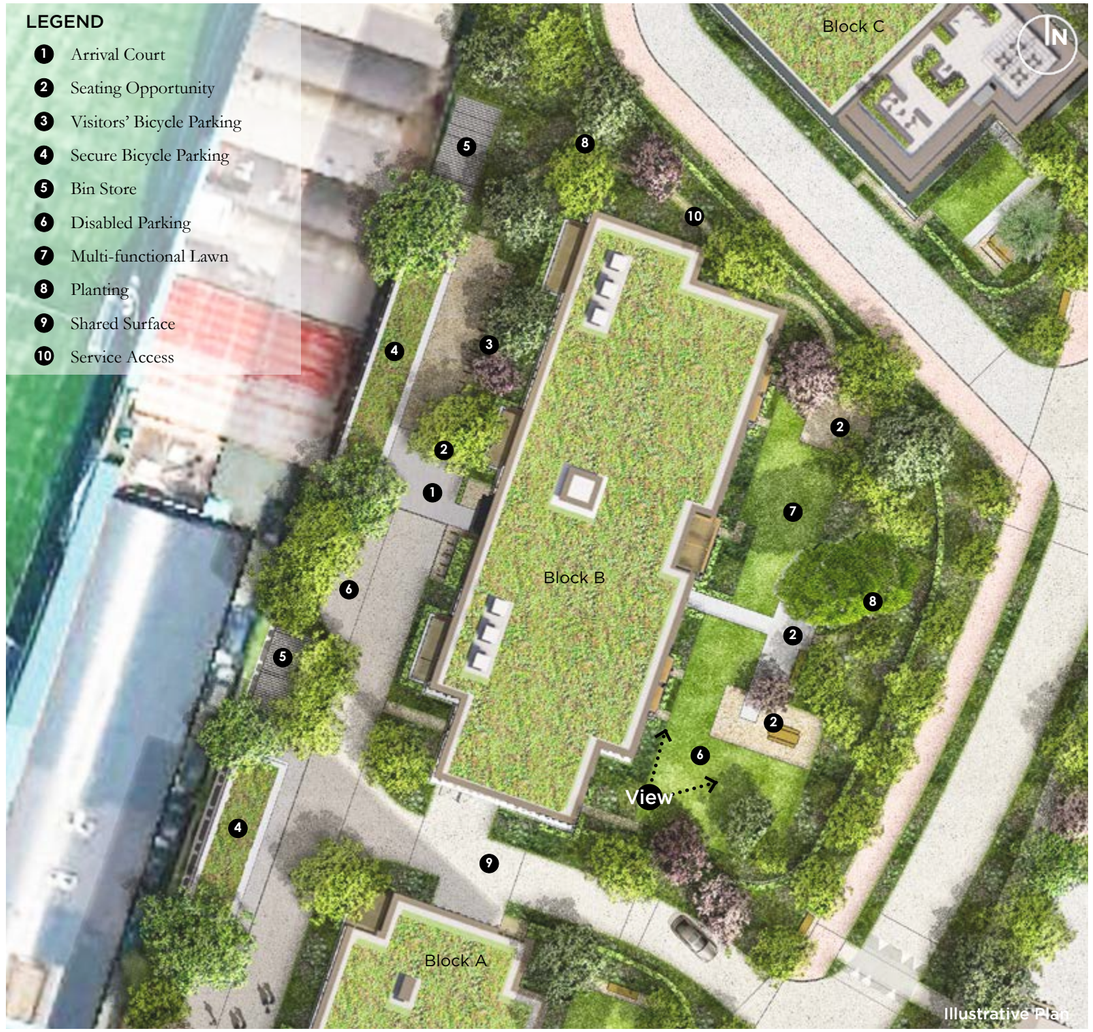


6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Block A

Illustrative Plan

Illustrative - Block A Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Block B

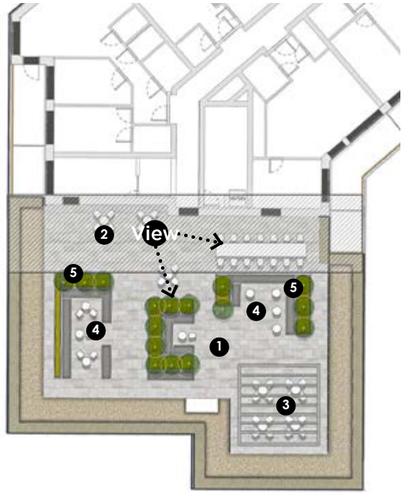


Illustrative Plan

Illustrative - Block B Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Blocks C & D-E

Illustrative Plan



Plan View - Block C Roof Terrace

The courtyard spaces will be inviting and encourage leisure use and social interaction with lawn areas being flexible in nature, thereby assisting in catering for the communal open space needs of the residents of these blocks. These spaces will be secured and only accessed by key or fob owned by residents. The ground level communal open space between Blocks C & D-E is respectively linked as a single communal open spaces but can, if required, perform independently of one another.

The roof terrace for Block C will benefit from panoramic views with the primary intention being to provide an amenity space for residents to relax, engage and socialise by catering for varying sizes of gatherings from individuals to small groups.

The roof terrace planting will be low water usage and wind tolerant species.

The provision of the roof terrace is a benefit to the residents of Block C and contributes in part to meeting the communal open space requirements.

LEGEND

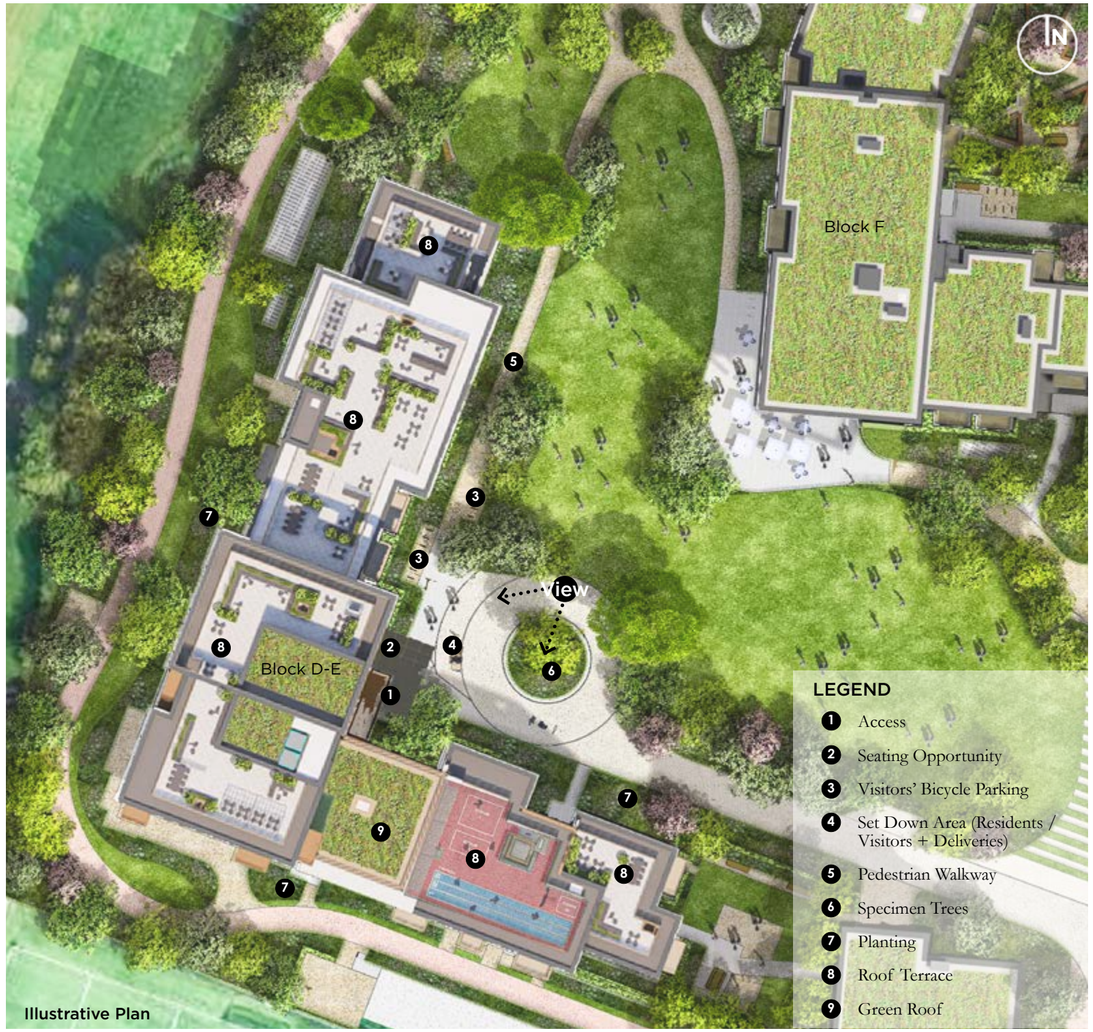
1. Roof Terrace
2. Covered Area
3. Pergola
4. Seating
5. Planters

Illustrative - Block C Roof Terrace

Illustrative - Blocks C Courtyard

Illustrative - Blocks C & D-E Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Block D-E



Illustrative Plan

The roof terraces for Block D-E will benefit from panoramic views across the tree tops of the surrounding grounds to the city and up to the Dublin Mountains in the distance to the south. The gardens will be fully enclosed with glazed balustrades of up to 1.5m.

The intention with the landscape expression for each roof terrace is to provide amenity space for residents to relax, engage and socialise. The space will cater for varying sizes of gatherings from individuals to small groups. An outdoor gym terrace will encourage and promote health and well-being.

The roof terrace planting will be low water usage and wind tolerant species.

The provision of roof terraces is a benefit to the residents of the blocks and contribute in part to meeting the communal open space requirements.

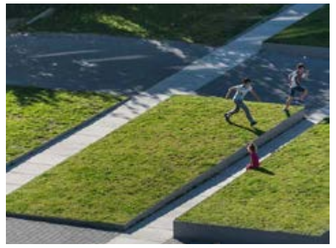
Reference Images

Plan View - Block D-E Roof Terraces

Illustrative - Block D-E Arrival

Illustrative - Block D-E Typical Roof Terrace

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Blocks F & G



Reference Images

The landscape expression strives to bring nature as closely as possible to the building, creating a sense of living with nature.

In a bid to encourage a greater sense of well-being and appreciation for the outdoors, the courtyard provides a lush green immersive experience, carved out between the transitional routes to create a series of spaces to include stationary opportunities for programme. In doing so, 'moments' for contemplation, leisure use and socialising in groups of varying sizes are created.

The landscape lends itself to exploration and 'getting lost' within the geometry of the courtyard with angular planters adding to space definition and visual interest, thereby fortifying the landscape expression in three dimensional manner.

The communal open space between Blocks F & G is respectively linked as a single communal open spaces but can, if required, perform independently of one another.

Illustrative - Block F Arrival

Illustrative - Block G Arrival

Illustrative Plan

Illustrative - Blocks F & G Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Blocks H & L

The courtyard spaces will be inviting and encourage leisure use and social interaction with lawn areas being flexible in nature, thereby assisting in catering for the communal open space needs of the residents of these blocks. These spaces will be secured and only accessed by key or fob owned by residents. The ground level communal open space between Blocks H & L is respectively linked as a single communal open spaces but can, if required, perform independently of one another.

Great care has been taken to retain and integrate into the landscape expression, an existing large tree, valued as an asset and nature positive natural amenity to the courtyard between Blocks H & L.

Reference Images

Illustrative - Blocks H & L Courtyard

Illustrative - Blocks C Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Block J

Illustrative Plan

Illustrative - Block J Courtyard

6.2.5 Landscape Concept Design: Courtyard- & Transitional Landscapes - Block K (Protected Structure)

The Protected Structure responds positively to the landscape expression in an integrated manner, thereby activating the building edge with amenities that spill out into the open space.

Programme along the building edge has been incorporated to include space for outdoor exercise, outdoor gathering & seating to service the commercial amenity as well as the community facilities. Planting assist in defining these spaces within the greater public open space. A dedicated secure play space has been proposed at the eastern side of the Chapel to service the creche.

Reference Images

Illustrative Typical Section

Illustrative Plan - Block K (Protected Structure)

Illustrative - Block K Amenities

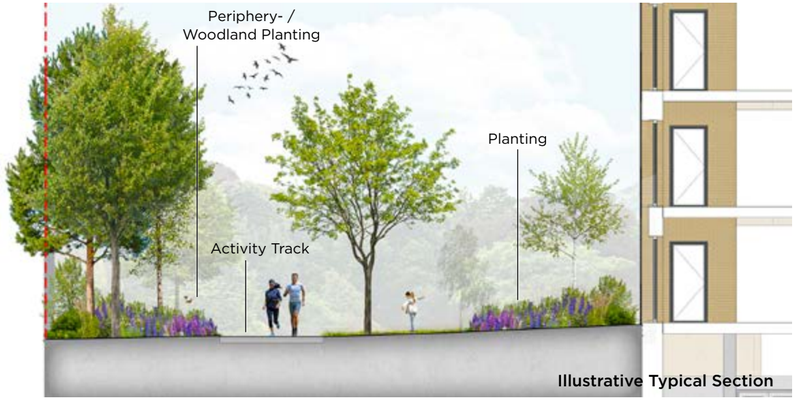
6.2.6 Landscape Concept Design: Woodland- / Periphery Landscape

The landscape expression along the periphery of the lands as well as the shared boundary between the Residential- and Hospital sites is envisaged as lush green buffer and woven within its fabric, programmed recreation.

In addition to its function as an amenity space, dotted with 'moments' for pause & contemplation, and exercise & recreation such as the activity track as connector element, linking exercise stations and allotment garden, the landscaping offers a net gain in biodiversity, planted with a native mix of trees & understory shrub- & groundcover vegetation.

These interventions seek to balance the needs of the proposed development, provide ecological opportunities and flexibility in use.

Reference Images



Illustrative Typical Section

Illustrative Plan - Woodland- / Periphery Landscape

Illustrative - Woodland- / Periphery Landscape

6.3 Landscape Concept Design: Mental Wellness Landscape

LEGEND

1. Entrance
2. Avenue
3. Arrival
4. Core Activity Landcape
5. Walled Garden

The landscape expression offers the opportunity to curate wellness with the masterplan being crafted in such a way so as to promote placemaking, creating opportunity for a varying array of interactions whether it be with self in a contemplative manner or within groups, with nature as the backdrop.

The landscape expression caters for a varying degree of mental health needs by assisting with and encouraging a progressive translation from the enclosed internal walled gardens to the landscape experiences within the mental health site and beyond, as mental health improves. Cognisance of the patients' needs within their individual progressive journeys to mental health, with the overall landscape expression as catalyst and facilitator, are taken into consideration with regards to the requirements for socialising, contemplation & introspection as well as privacy and respect.

The existing landscape fabric of value have been taken into consideration where possible with the site's greatest natural asset being the existing trees. The design works to protect and celebrate these as part of its character. Furthermore, the design is enhanced with additional tree planting to all boundaries and its internal space, creating a variety of spatial experiences, thereby promoting and encouraging a connection with nature.

Illustrative Plan - Mental Wellness Landscape

6.3.1 Landscape Concept Design: Entrance + Avenue + Arrival

The entrance is envisaged as a legible welcoming space with curved random rubble walls, constructed from natural stone and along with reconstructed historic stone pillars, all salvaged from site, these elements will assist in celebrating and giving homage to the site's rich past. The boundary treatment will be visually permeable to allow for views into the development from Richmond Road.

The structured tree lined avenue will focus the attention on Richmond House and draw the user into the site, allowing for pause at a courtyard space in front of the house to appreciate the historic structure. The avenue and pedestrian spine, linking to the arrival will allow for ease of access into the lands with existing- and new vehicular parking situated on either side of the tree lined avenue.

Great care has been taken to retain and integrate into the landscape expression, several existing large trees at the arrival, valued as an asset and nature positive natural amenity to the space.

The kitchen garden allows for a connection with nature in a more purposeful and structured manner.

Reference Images

Illustrative Plan - Entrance + Avenue + Arrival

Reference Image - Existing Conditions
Illustrative - Entrance + Avenue

Illustrative - Arrival

6.3.2 Landscape Concept Design: Core Activity Landscape

The landscape expression will, in essence, act as a nature positive green lung within the greater context of the surrounding built environment and be a safe haven, not only for the patients but for small animals and birds as well. Existing trees to be retained will be a substantial value add to the parkland landscape expression.

The intent with the use of gentle curvaceous shaping as an integral part of the landscape expression, is to create a sense of calm and familiarity throughout the site, thereby reducing stress and anxiety and promoting mental restoration. Programme, dotted within the space, will be cater for both active as well as passive use.

Active use amenities include a serpentine activity track for walking and jogging, which acts as the primary serpentine pedestrian spine, linking programme within the overall landscape. Other active use landscape experiences include an outdoor exercise area for individual- as well as group exercise as well as refurbished basketball court. Seating opportunities, dotted along the activity track, will create 'moments' for pause and contemplation as well as leisure enjoyment of the landscaped setting.

Reference Images

Illustrative Plan - Core Activity Landscape

Illustrative - Core Activity Landscape

6.3.3 Landscape Concept Design: Walled Gardens

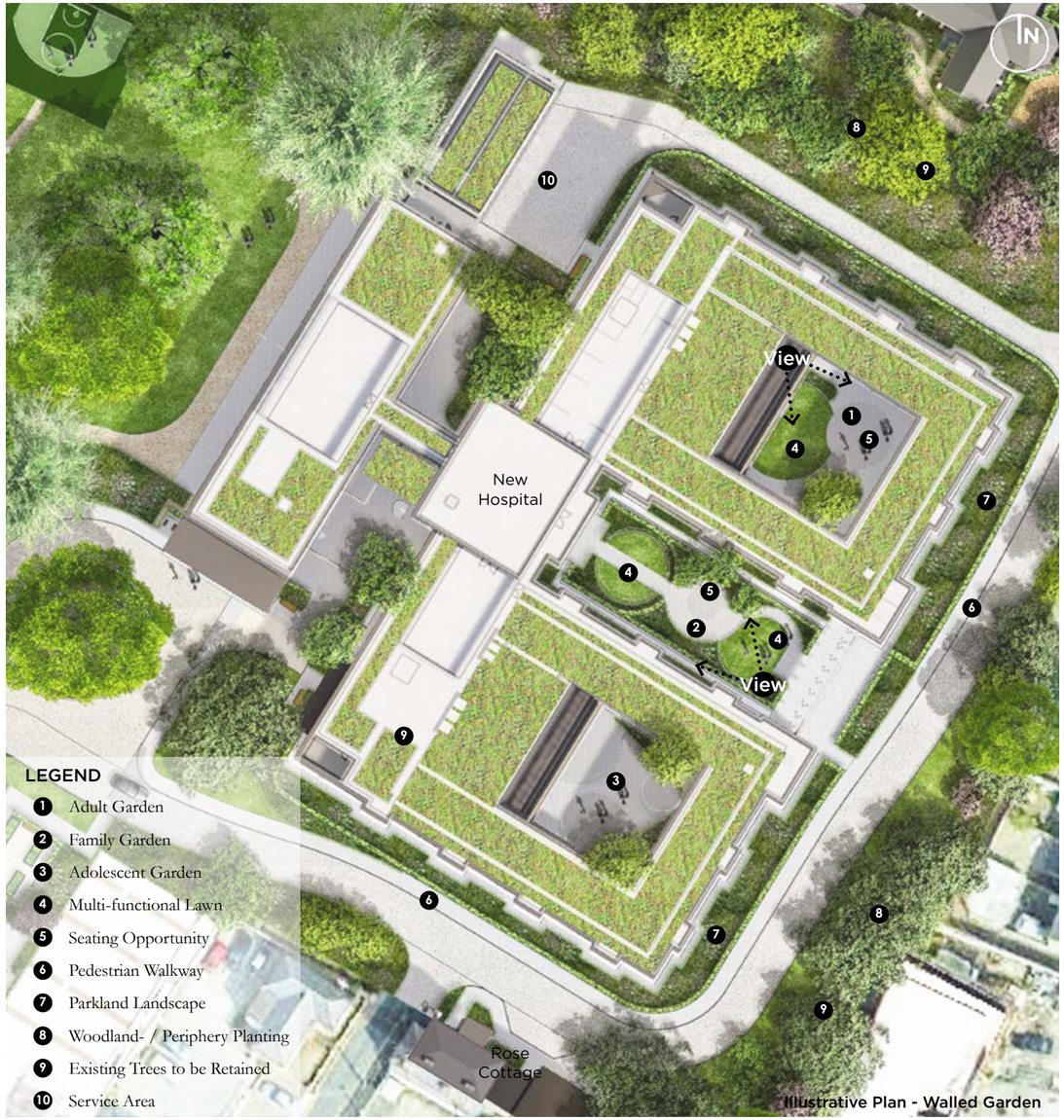
The walled gardens, envisaged as inviting sanctuaries for patients, will encourage gathering, socialising, exercise and play in a calm and supportive environment. The legible landscape expressions will cater for varying levels of mental health needs and be visually permeable to allow for observation.

The landscape expression for the adult garden incorporates flexible space that promotes and encourages gathering, socializing, exercise as well as an opportunity to commune with nature through gardening.

The central walled garden is envisaged as a verdant space allowing for family visitations within a structured landscape setting. Landscape 'rooms' are defined by hedge planting to allow for screening and a level of privacy.

The landscape expression for the adolescent garden incorporates flexible space that promotes and encourages gathering, socializing, exercise and play.

Reference Images



Illustrative Plan - Walled Garden

Illustrative - Adult Garden

Illustrative - Family Garden

Landscape Plans and schedules included in the application, prepared by NMP Landscape Architects, include a detailed schedule of proposed planting and illustrates the location and extent of tree, shrub-, groundcover- and manicured planting.

The selection of high quality hard landscape materials is determined by function but also provides a cohesive palette of materials throughout to define and compliment the space.

Tree species are selected for longevity, suitability to the micro-climate and biodiversity. Proposed tree sizes range from large- & smaller sized trees to fit the scale of the landscape space as well as multi-stemmed trees to assist with creating volume and screening.

Shrub- & groundcover planting is utilised to make and reinforce the landscape vision, create visual interest and for ecological purposes. The planting is conceived as subtle textured layering of greens with flashes of colour shades.

LANDSCAPE MATERIALS PALETTE

10.7

7.1 Indicative Hard Landscape Materials Approach

Surface Finishes

The hard materials palette has been selected to represent and respond to use and character of specific spaces in a cohesive manner. The materials have been selected for durability, but where practical are proposed to be constructed in a way which is sensitively integrated with lawn and soft landscape in order to minimise the impact of hard landscape surfaces. Primary vehicular, pedestrian and cycle circulation are proposed as durable materials with robust construction. Typically, roads are proposed as a colour finished asphalt, as a visually softer approach. Large format reconstituted stone paving, concrete pavers and self-binding gravel are proposed for pedestrian routes.

Colour Finished SMA

Asphalt

To Vehicular Routes / Activity Track

Permeable Paving

To Parking Areas

High Quality Paving

To Pedestrian Focal Areas

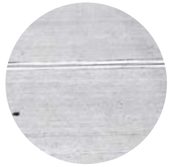
Resin Bound Gravel

To Primary Pedestrian Route

Self Binding Gravel / Gravel

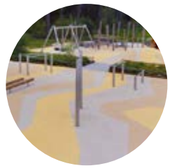
To Secondary Pedestrian Routes

Cast In Situ Concrete



To Utility / Service Areas

Soft Pour / Rubber Matting



To Exercise Areas

Bark Mulch

To Play Areas

Boundary + Edge Treatments

The boundary- and edge treatments, both along the periphery of the lands as well as internally, will be of high quality, act as physical barriers and provide a degree of visual transparency where required.

Random Rubble Wall

To Boundaries + Feature Elements

Rough Cast Render Finished WAll

To Boundaries

Fencing

To Boundaries

Timber Screening

To Services

Railing

To Communal Open Space

Steel Retaining

To Raised Planters

Landscape Elements / Furniture

The family of landscape element / furniture has been selected as appropriate to the design language and surroundings within which they fit. The family will be visaully cohesive, aesthetically pleasing and robust. These, for the most part, will be off the shelf products and specified accordingly.

Bench

Seat

Picnic Set

To Public- & Communal Open Space Areas

Bollard

To Road Edges

Bin

To Public Open Space Areas

Bicycle Stand

To Bike Parking

Steel Planters

To Roof Terraces

Allotment Garden

To Public Open Space

Kitchen Garden

To Mental Health Landscape

7.2 Indicative Soft Landscape Materials Approach

Large Feature- + Avenue Trees

Large specimen tree planting will provide year long interest and beauty as landmarks in the landscape to celebrate and identify with for generations. to come.

The structured expression of the avenue trees, earmarked for the Linear Park, will strengthen the space as a visual cue to this linking element.

Woodland- / Periphery Trees

Informed by the existing and formative tree planting & a native palette, the tree planting will envelop the development to create a green buffer along the boundaries to adjoining lands.

Public- + Communal Open Space Trees

Informed by the existing and formative tree planting & a native palette, the tree planting will bleed into the site to create a memorable landscape expression.

Avenue Planting

The intention with the planting is to, along with the structured tree planting, create a memorable avenue experience along the Linear Park.

Betula utilis

Carpinus betulus

Fagus sylvatica

Acer campestre

Acer x freemanii 'Autumn Blaze'

Alnus cordata

Liquidambar styraciflua

Agapanthus africanus 'blue'

Cedrus atlantica 'Glauca'

Fagus sylvatica

Pinus sylvestris

Carpinus betulus

Tilia cordata 'Green Spire'

Pinus nigra

Pinus sylvestris

Prunus serrula

Pyrus calleryana 'Chanticleer'

Quercus robur

Sorbus aria

Amelanchier lamarckii

Betula utilis

Carpinus betulus

Cedrus atlantica 'Glauca'

Cercis canadensis 'Forest Pansy'

Crataegus laevigata 'Paul's Scarlet'

Magnolia grandiflora

Malus hupehensis

Prunus serrula

Prunus yedoensis

Sorbus aria

Ulmus 'New Horizon''

Allium spp.

Echinacea purpurea

Libertia grandiflora

Salvia x sylvestris 'Mainacht'

Stachys byzantina

Teucrium scorodonia

7.2 Indicative Soft Landscape Materials Approach

Parkland / Meadow Type Planting

The planting palette is earmarked for the public open space and surrounds to complement the Parkland landscape typology.

Artemisia 'Powis Castle'

Erigeron karvinskianus

Luzula nivea

Woodland / Periphery Type Planting

The shrub & groundcover planting palette will assist in creating a green buffer. Sun & shade loving species make up the palette.

Ajuga reptans 'Bronze Beauty'

Bergenia x schmidtii

Dryopteris filix-mas

Communal Open Space Planting

The communal open space planting will bleed into the site to create a memorable landscape expression.

Bergenia x schmidtii

Erigeron karvinskianus

Heuchera 'Autumn Bride'

Bulbs

Bulbs will provide flashes of ephemeral colour and enhance the enjoyment of seasonal change.

Wild Flower Planting

Wild flowers will assist in promoting a net gain in biodiversity, provide flashes of ephemeral colour and enhance the enjoyment of seasonal change.

Rosmarinus officinalis 'Tuscan Blue'

Sedum spectabile 'Autumn Joy'

Stachys byzantina

Stipa tenuissima

Teucrium scorodonia

Verbena bonariensis

Helleborus x hybridus

Heuchera 'Autumn Bride'

Hosta sieboldiana 'Elegans'

Pachysandra terminalis

Symphyotrichum 'Coombe Fishacre'

Vinca major

Hosta sieboldiana 'Elegans'

Salvia x sylvestris 'Mainacht'

Sedum spectabile 'Autumn Joy'

Stachys byzantina

Symphyotrichum 'Coombe Fishacre'

Teucrium scorodonia

Allium spp.

Camassia leichtlinii

Galanthus plicatus

Narcissus 'Petrel'

Tulipa 'Spring Green'

Agrostemma githago

Centaurea cyanus

Echinacea purpurea

Matricaria chamomilla

Papaver rhoeas

Silene dioica 'Red Campion'

7.3 Indicative Plant Schedule

Residential Lands

Trees

Type		Species Name	Common Name	Girth / Size (cm)	Stock
Specimen Trees		Cedrus atlantica 'Glauca'	Littleleaf Linden		8-9m tall
		Fagus sylvatica	Beech		8-9m tall
		Pinus sylvestris	Scots Pine		8-9m tall
Avenue Trees		Tilia cordata 'Green Spire'	Littleleaf Linden	30-35cm girth	
Woodland- / Periphery Trees		Betula utilis jacquemontii (Multi-stem)	Birch	20-25cm girth	
		Carpinus betulus (Multi-stem)	European hornbeam	20-25cm girth	
		Fagus sylvatica (Multi-stem)	Beech	20-25cm girth	
		Pinus nigra (Feathered)	Black Pine	20-25cm girth	
		Pinus sylvestris (Feathered)	Scots Pine	20-25cm girth	
		Prunus serrula (Multi-stem)	Tibetan Cherry	20-25cm girth	
		Pyrus calleryana 'Chanticleer'	Ornamental Pear	20-25cm girth	
		Quercus robur	Common Oak	20-25cm girth	
		Sorbus aucuparia	Rowan / Mountain Ash	20-25cm girth	
		Sorbus aria	Whitebeam	20-25cm girth	
Parkland Trees		Acer x freemani 'Autumn Blaze'	Freeman Maple	20-25cm girth	
		Alnus cordata	Italian Alder	20-25cm girth	
		Carpinus betulus	European hornbeam	20-25cm girth	
		Cedrus atlantica 'Glauca'	Littleleaf Linden	20-25cm girth	
		Liquidambar styraciflua	American Sweetgum	20-25cm girth	
		Malus sylvestris	Crab Apple	20-25cm girth	
		Prunus serrula (Multi-stem)	Tibetan Cherry	20-25cm girth	
		Prunus yedoensis (Multi-stem)	Yoshino Cherry	20-25cm girth	
		Ulmus 'New Horizon'	New Horizon Elm	20-25cm girth	
Communal Open Space Trees		Acer campestre	Field Maple	20-25cm girth	
		Betula utilis jacquemontii (Multi-stem)	Birch	20-25cm girth	
		Cercis canadensis 'Forest Pansy'	Redbud Forest Pansy	20-25cm girth	
		Crataegus monogyna	Hawthorn	20-25cm girth	
		Crataegus laevigata 'Paul's Scarlet'	English Hawthorn	20-25cm girth	
		Magnolia grandiflora	Southern Magnolia	20-25cm girth	
		Malus hupehensis	Chinese Crab Apple	20-25cm girth	
		Prunus serrula (Multi-stem)	Tibetan Cherry	20-25cm girth	
		Prunus yedoensis (Multi-stem)	Yoshino Cherry	20-25cm girth	
		Sorbus aria	Whitebeam	20-25cm girth	

Hedging

Type		Species Name	Common Name	Girth / Size (cm)	Stock
Hedging to Building Edge & Surrounds		Ilex crenata	Ilex Hedging	Clipped Hedge	Planted mixed at 1100mm tall @ 3 plants per square meter or enough to create a fully dense hedge

Planting

Type / Zone	Species Name	Common Name	Girth / Size (cm)	Stock
Avenue Planting	Agapanthus africanus 'blue'	Africa Lily		2L
	Allium 'Purple Sensation'	Allium 'Purple Sensation'		Bulb
	Echinacea purpurea	Purple Coneflower		2L
	Agapanthus africanus 'blue'	English Lavender		2L
	Liberlia grandiflora	New Zealand Satin Flower		2L
	Salvia x sylvestris 'Mainacht'	Sage		2L
	Stachys byzantina	Lamb's Ear		2L
	Teucrium scorodonia	Woodland Germander		2L
Parkland- / Meadow Type Planting	Artemisia 'Powis Castle'	Wormwood		2L
	Crambe cordifolia	Flowering Sea Kale		2L
	Echinops ritro	Southern globethistle		2L
	Erigeron karvinskianus	Latin American Fleabane		2L
	Lavandula angustifolia	English Lavender		2L
	Liberlia grandiflora	New Zealand Satin Flower		2L
	Luzula nivea	Snow-white Wood-rush		2L
	Miscanthus sinensis 'Silver Feather'	Eulalia Grass		2L
	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary		2L
	Salvia x sylvestris 'Mainacht'	Sage		2L
	Sedum spectabile 'Autumn Joy'	Autumn Joy		2L
	Stachys byzantina	Lamb's Ear		2L
	Stipa tenuissima	Mexican Feathergrass		2L
	Teucrium scorodonia	Woodland Germander		2L
	Verbena bonariensis	Brazilian Vervain		2L
Woodland- / Periphery Type Planting	Ajuga reptans 'Bronze Beauty'	Buldgeherb		2L
	Asplenium scolopendrium	Hart's Tongue Fern		2L
	Bergenia x schmidtii	Elephants' ears		2L
	Cotoneaster dammeri	Bearberry Cotoneaster		2L
	Dryopteris filix-mas	Male Fern		2L
	Helleborus x hybridus	Hellebore		2L
	Heuchera 'Autumn Bride'	Coral Bells		2L
	Hosta sieboldiana 'Elegans' (Blue)	Plantain Lily		2L
	Hosta sieboldiana (Green)	Siebold's Plantain Lily		2L
	Pachysandra terminalis	Japanese Spurge		2L
	Symphyotrichum 'Coombe Fishacre'	Michaelmas Daisy		2L
	Vinca major	Greater Periwinkle		2L
Communal Open Space Planting	Bergenia x schmidtii	Elephants' ears		2L
	Erigeron karvinskianus	Latin American Fleabane		2L
	Heuchera 'Autumn Bride'	Coral Bells		2L
	Hosta sieboldiana 'Elegans' (Blue)	Plantain Lily		2L
	Hosta sieboldiana (Green)	Siebold's Plantain Lily		2L
	Pachysandra terminalis	Japanese Spurge		2L
	Salvia x sylvestris 'Mainacht'	Sage		2L
	Sedum spectabile 'Autumn Joy'	Autumn Joy		2L
	Stachys byzantina	Lamb's Ear		2L
	Symphyotrichum 'Coombe Fishacre'	Michaelmas Daisy		2L
	Teucrium scorodonia	Woodland Germander		2L
Roof Garden Planting	Agapanthus africanus 'blue'	Africa Lily		2L
	Amelanchier lamarckii	Snowy Mespilus		5L
	Erigeron karvinskianus	Latin American Fleabane		2L
	Luzula nivea	Snow-white Wood-rush		2L
	Sedum spectabile 'Autumn Joy'	Autumn Joy		2L
	Stachys byzantina	Lamb's Ear		2L
	Teucrium scorodonia	Woodland Germander		2L
Specimen Shrubs (Integrated throughout site)	Aralia elata	Japanese Angelica Tree		5L
	Buxus sempervirens	Common Boxwood		Clipped Balls
	Corylus avellana	Common Hazel		5L
	Daphne odora	Winter Daphne		5L
	Magnolia stellata	Star Mafnolia		5L
	Philadelphus spp.	Sweet Mock-orange		5L
	Salix cinerea	Willow		5L
	Sambucus nigra	Elder		5L
	Viburnum davidii	David Viburnum		5L
	Viburnum opulus	Guelder Rose		5L
Bulbs (Integrated throughout Parkland Planting- & Communal Open Space areas)	Allium 'Purple Sensation'	Allium 'Purple Sensation'		Bulb
	Allium 'Mount Everest'	Allium 'Mount Everest'		Bulb
	Camassia leichtlinii	Leichtlin's Camass		Bulb
	Galanthus plicatus	Snowdrops		Bulb
	Narcissus 'Petrel'	Daffodil Petrel		Bulb
	Tulipa 'Spring Green'	Tulip 'Spring Green'		Bulb
Wild Flower Planting	Agrostemma githago	Corncockle		Seeding
	Centaurea cyanus	Cornflower		Seeding
	Echinacea purpurea	Purple Coneflower		Seeding
	Matricaria chamomilla	Scented Mayweed		Seeding
	Papaver rhoeas	Corn Poppy		Seeding
	Silene dioica 'Red Campion'	Red campion		Seeding

Climbers

	Species Name	Common Name		Stock
	Clematis 'Blue Eclipse'	Ivy		2L
	Hedera Helix	English Ivy		2L
	Trachelospermum jasmenoides	Orange Jasmin		2L

Lawn

	Species Name			
	80% Fescue spp. & 20% Brown Top Bent Mix			Seeding

New Hospital Lands

Trees

Type		Species Name	Common Name	Girth / Size (cm)	Stock
Avenue Trees		Carpinus betulus	European hornbeam	30-35cm girth	
Woodland- / Periphery Trees		Betula Utilis (Multi-stem)	Birch		6-7m tall
		Betula Utilis (Multi-stem)	Birch	20-25cm girth	
		Carpinus betulus (Multi-stem)	European hornbeam	20-25cm girth	
		Fagus sylvatica (Multi-stem)	Beech		6-7m tall
		Fagus sylvatica (Multi-stem)	Beech	20-25cm girth	
		Pinus nigra (Feathered)	Black Pine		6-7m tall
		Pinus nigra (Feathered)	Black Pine	20-25cm girth	
		Pinus sylvestris (Feathered)	Scots Pine		6-7m tall
		Pinus sylvestris (Feathered)	Scots Pine	20-25cm girth	
		Prunus serrula (Multi-stem)	Whitebeam	20-25cm girth	
Walled GardenTrees		Betula Utilis (Single stem)	Birch		5-6m tall
		Betula Utilis (Single stem)	Birch	20-25cm girth	

Hedging

Type	Species Name	Common Name	Girth / Size (cm)	Stock
Hedging to Building Edge	Ilex crenata	Ilex Hedging	Clipped Hedge	Planted mixed at 1800mm tall @ 3 plants per square meter or enough to create a fully dense hedge
Hedging to Landscape Surrounds	Fagus sylvatica	Beech Hedging	Clipped Hedge	Planted mixed at 1200mm tall @ 3 plants per square mete

Planting

Type / Zone	Species Name	Common Name	Girth / Size (cm)	Stock
Woodland- / Periphery Type Planting	Ajuga reptans 'Bronze Beauty'	Buldgeherb		2L
	Asplenium scolopendrium	Hart's Tongue Fern		2L
	Bergenia x schmidtii	Elephants' ears		2L
	Heuchera 'Autumn Bride'	Coral Bells		2L
	Hosta sieboldiana 'Elegans' (Blue)	Plantain Lily		2L
	Hosta sieboldiana (Green)	Siebold's Plantain Lily		2L
	Pachysandra terminalis	Japanese Spurge		2L
	Symphyotrichum 'Coombe Fishacre'	Michaelmas Daisy		2L
Meadow- / Low Planting	Artemisia 'Powis Castle'	Wormwood		2L
	Luzula nivea	Snow-white Wood-rush		2L
	Libertia grandiflora	New Zealand Satin Flower		2L
	Pennisetum villosum	Feathertop Grass		2L
	Pulmonaria 'Diana Clare'	Lungwort		2L
	Sedum spectabile 'Autumn Joy'	Autumn Joy		2L
	Stachys byzantina	Lamb's Ear		2L
	Teucrium scorodonia	Woodland Germander		2L
	Verbena bonariensis	Brazilian Vervain		2L
Walled Garden Planting	Ajuga reptans 'Burgundy Glow'	Buldgeherb		2L
	Bergenia x schmidtii	Elephants' ears		2L
	Hosta sieboldiana 'Elegans' (Blue)	Plantain Lily		2L
	Pachysandra terminalis	Japanese Spurge		2L
Kitchen Garden Planting	Lavandula angustifolia	English Lavender		2L
	Rosmarinus officinalis 'Tuscan Blue'	Upright Rosemary		2L
	Selection of vegetables & herbs			2L
Specimen Shrubs (Integrated throughout Woodland Type Planting areas along site periphery only)	Corylus avellana	Common Hazel		5L
	Ceanothus 'Blue Cushion'	Californian lilac		5L
	Magnolia stellata	Star Mafnolia		5L
	Philadelphus spp.	Sweet Mock-orange		5L
	Salix cinerea	Willow		5L
	Viburnum davidii	David Viburnum		5L
Wild Flower Planting (Integrated throughout Meadow- / Low Planting areas)	Centaurea cyanus	Cornflower		Seeding
	Matricaria chamomilla	Scented Mayweed		Seeding
	Papaver rhoeas	Corn Poppy		Seeding
	Silene dioica 'Red Campion'	Red campion		Seeding

Climbers

	Species Name	Common Name	Girth / Size (cm)	Stock
	Hedera Helix	English Ivy		2L

Lawn

	Species Name			
	80% Fescue spp. & 20% Brown Top Bent Mix			Seeding

08. DCDP COMPLIANCE

8.0 DCDP Compliance

Document: Volume , Chapter 3 - Climate Action
Compliance: There will be a net gain in biodiversity by planting native tree species, coupled with plants selected form a list of pollinator friendly species and maintained to increase the availability of flowering plants in the shoulder months. The loss of habitat will be negated by the inclusion of native tree- & plant species within the vegetation palette and complimented with habitat boxes, etc.

Document: Volume 1, Chapter 5 - Quality Housing and Sustainable Neighbourhoods, Policy QHSN36 - High Quality Apartment Development
Policy QHSN47 - High Quality Neighbourhood and Community Facilities
Volume 1, Chapter 8 - Sustainable Movement and Transport, Policy SMT8 - Public Realm Enhancements
Volume 1, Chapter 8 - Sustainable Movement and Transport, Policy SMT9 - Public Realm in New Developments
Compliance: The public open space is the heart of the development and accessible to the public 24/7. Programmatically the open space will function as an amenity to cater for all ages, abilities and family groups. It is also envisaged that the programme, as a series of purposed destinations and experiences dotted within the public open space, will create an activated, inviting and engaging landscape expression, thereby assisting in promoting a sense of community within the broader neighbourhood and encouraging social interaction with health and well-being, being brought to the forefront. The intention is to draw the residents and surrounding community into the space by providing programme that is both functional and appropriate for their abilities, thereby catering for all age groups. The courtyard- / communal open space landscape expression will seamlessly transition and blend into a parkland landscape. These courtyard spaces will be inviting and encourage leisure use and social interaction with lawn areas being flexible in nature.

Document: Volume 1, Chapter 8 - Sustainable Movement and Transport, Policy SMT11 - Pedestrian Network
Policy SMT12 - Pedestrians and Public Realm
Policy SMT16 - Walking, Cycling and Active Travel
Policy SMT18 - The Pedestrian Environment
Compliance: By the nature of its geographical positioning, the site is well connected to its greater context, public transport and key arteries into and out of the city centre and has access to rail and bus networks within walking distance. It is positioned as a sustainable development and so leans more on walking, cycling and car clubs, within shared surface areas, then the provision of parking to facilitate car ownership. Pedestrian- & cycle access and circulation is provided throughout, placing the pedestrian & cyclist at the top of the movement hierarchy with pedestrian permeability (public or resident) seen as critical to the success of a vibrant "place". Pedestrian- & cycle access and circulation is provided throughout, placing the pedestrian & cyclist at the top of the movement hierarchy with pedestrian permeability (public or resident) seen as critical to the success of a vibrant "place". The application includes a proposed pedestrian / cycle connection to Griffith Court, requiring alterations to the service yard of the Fairview Community Unit, a pedestrian / cycle connection to the Fairview Community Unit campus to the north (providing an onward connection to Griffith Court), and a pedestrian / cycle connection to Grace Park Wood, within the red line application site boundary. In addition, the application makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road, i.e. through provision of a pedestrian / cycle path up to the application site boundary, with the potential future connection point identified on the site boundary by the relocated gate piers. This connection will be subject to delivery by others in the future, as these adjacent lands are in third party ownership and it was not possible to reach agreement with the adjacent landowner to include these lands within the red line application site boundary. The proposed connections ensures a high level of connectivity to surrounding areas and permeability through the site. The connection to the north of Block H and L to the Fairview Community Unit campus and onwards to Griffith Court and Phillipsburgh Avenue, also assists in encouraging east-west circulation through the central park and use of the activity track around the perimeter of the site, and ties in with existing pedestrian and cycle infrastructure in the area. Looping activity tracks provide for exercise- & leisure use and serves as a serpentine connector element, linking various activities dotted along the routes.

Document: Volume 1, Chapter 9 - Sustainable Environmental Infrastructure and Flood Risk, Policy SI22 - Sustainable Drainage Systems
Compliance: The landscape surface water drainage strategy is limited in its pure SuDS approach by existing tree roots, services and access requirements, regardless of the size of the site. However, the soft landscape percentage will allow water to drain freely into the soil with a number of rain gardens and infiltration areas planned. Permeable finishes have been proposed for parking bays and lightly pedestrianised trafficked zones. Refer to Engineers' Report.

Document: Volume 1, Chapter 9 - Sustainable Environmental Infrastructure and Flood Risk, Policy SI23 - Green Blue Roofs
Compliance: Green roofs are planned throughout on available flat roof areas. Refer to Engineers' Report.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G13 & G124 - Multi-functionality (GI)
Compliance: The public open sapce is balannced in providing multi-fucntional spaces (space for markets, kick-about, space for exercise, pinicing, free play, etc,) as well as structured amenities such as play areas, allotment gardens, seating etc.). The soft landscape percentage will allow water to drain freely into the soil with a number of rain gardens and infiltration areas planned. The landscape interventions will promote a net gain in biodiversity.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G14 - Accessibility
Compliance: The public open space is the heart of the development and accessible to the public 24/7. Key connections include access via Grace Park Wood to the north-east and Griffith Court & Fairview Community Unit to the north / north-west of the lands to allow for free flow throughout the public realm.In addition, the application makes provision internally within the site for a potential future connection to Lomond Avenue / Inverness Road, i.e. through provision of a pedestrian / cycle path up to the application site boundary, with the potential future connection point identified on the site boundary by the relocated gate piers.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G15 - Greening of Public Realm / Streets
Compliance: The proposed new trees are intended to enhance the landscape character & aesthetic quality of the site as well as the biodiversity credentials (net gain in biodiversity) and will be located along streets and within public- & communal spaces with the intention of mitigating existing tree loss. Shrub- & groundcover mixes will be utilised to define space with planting styles and types varying, depending on use, thereby assisting in creating distinctive landscape typologies. The soft landscape percentage will allow water to drain freely into the soil with a number of rain gardens and infiltration areas planned.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy GI7 Connecting Greening Elements in Site Design
Compliance: Key connections include access via Grace Park Wood and Griffith Court to the north-east and north-west of the lands, respectively, linking to adjacent green public open spaces.The public open space is conceived as a necklace of spaces that seamlessly blend together, unifying the public realm.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy GI16 - Habitat Creation and New Development
Compliance: The proposed new trees are intended to enhance the landscape character & aesthetic quality of the site as well as the biodiversity credentials (net gain in biodiversity) and will be located along streets and within public & communal spaces with the intention of mitigating existing tree loss. Shrub- & groundcover mixes will be utilised to define space with planting varying styles and types. Key connections include access via Grace Park Wood and Griffith Court, linking to adjacent green public open spaces. The proposed landscape incorporates measures to enhance biodiversity in an urban setting, with introduction of built-in bat & -swift boxes and free-standing wooden bird boxes located throughout the development.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G140 - Tree Planting (General)
Policy G144 - Resilient Urban Forest
Compliance: The proposed new trees are intended to enhance the landscape character & aesthetic quality of the site as well as the biodiversity credentials (net gain in biodiversity) and will be located along streets and within public- & communal spaces with the intention of mitigating existing tree loss. and creating vareid habitats (urban, parkland, & woodland landscape typologies). The new trees will vary in specification of size and species. There will be a majority of trees selected from native tree species, be of deciduous & evergreen nature and varying habit. There will be a total of 420 new trees planted.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G141 - Protect Existing Trees as Part of New Development
Compliance: The masterplan has been envisaged to retain as many of the existing trees as possible of the 271 trees surveyed and will be protected as outlined in the Arborists' Report.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G142- Tree Management
Compliance: Existing- and new trees will be managed and maintained to ensure continued tree health and longevity.

Document: Volume 1, Chapter 10 - Green Infrastructure and Recreation, Policy G151 - Children's Playing Facilities - General
Policy G152 - Children's Playing Facilities in New Residential and Mixed Developments
Compliance: Inclusive play spaces are provided throughout the masterplan and respond to age, context and ability, encouraging users to interact with each other. These spaces will promote health & wellbeing, learning & social interactions. Based on the Design Standards for New Apartments (2020) Section 4.0, the provision of dedicated play areas exceeds the requirement with a total of +-450m2 of play area. The play spaces are envisaged as natural play areas, using sustainable / low maintenance materials, to encourage child-led play. Play outside the playground will be encouraged through the use of the kick-about, multi-functional lawn spaces for free play, playing fizbee,etc.

Document: Voume 2, Appendix 5, Section 3 - Cycle Parking Standards
Compliance: High quality on grade secure and open bicycle parking is provided in the public realm at 1 680no. spaces & Hospital lands at 28no. spaces. This number meets the requirement as set out in the DCDP.

Document: Voume 2, Appendix 11, Section 5 - Technical Summary of Dublin City Council Green & Blue Roof Guide (2021)
Compliance: Green roofs are planned throughout on available flat roof areas, to meet the requirements as set out in the DCDP with a blue roof drainage system installed above basement. Refer to Engineers' Report.

Document: Appendix 12: Technical Summary of Dublin City Council Sustainable Drainage Design & Evaluation Guide (2021)
Compliance: The landscape surface water drainage strategy is limited in its pure SuDS approach by existing tree roots, services and access requirements, regardless of the size of the site. However, the soft landscape percentage will allow water to drain freely into the soil with a number of rain gardens and infiltration areas planned. Permeable finishes have been proposed for parking bays and lightly pedestrianised trafficked zones. Refer to Engineers' Report.

APPENDIX 0.6

Appendix 1 - Pollinator Plan

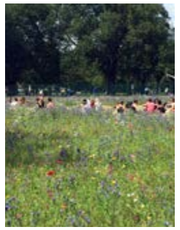
The Pollinator Plan 2020 has richly informed the planting palette and soft landscape approach. This in conjunction with a selection of native plant species will characterise the landscape design. Planting will inform and define public routes to differentiate from communal or private space.

Wildflower Meadow

Meadows managed in the following way will allow wildflowers to bloom throughout the pollinator season. A further benefit is that bumblebees are provided with an undisturbed area for nesting. Over a number of years, the area will become more and more flower-rich with local species that are adapted to the site.

Short Flowering '6-Week Meadow'

Identify areas of grass that could be cut on a 6-weekly rotation to allow Clovers and Bird's-foot-trefoil to flower. This will provide food for pollinators where shortly mown grass does not. Such areas could be beside areas of shortly mown grass, a path or a meadow.



Flowering Trees + Shrubs

Incorporate a mix of pollinator friendly trees and shrubs into the local community that will flower throughout the season. An orchard can be a wonderful addition for pollinators and the community. It is important to prioritize increasing native plants (trees, shrubs, wildflowers) across the landscape to provide food for pollinators.

Perennial Flowers For Pollinators

Incorporate pollinator friendly perennial plants into the local community to provide food for pollinators from spring through to autumn. Pollinator friendly perennial plants are excellent sources of pollen and nectar. They are much more attractive to bees when planted in blocks rather than as single plants.

Annual Flowers For Pollinators

Work with local authorities to ensure a component of annual planting in parks is with pollinator friendly annual plants - single rather than double flowered varieties. You should always try to select scented, single-flowered varieties. The block planting of these can be an excellent source of food for pollinators.

Pollinator Friendly Urban Planters

Identify some urban planters or hanging baskets where the standard annual bedding mix could be replaced by perennial pollinator friendly plants.

Native Wildflower Meadows

Identify areas where it may be possible to create a native wildflower meadow using commercially purchased seed. This would be more flower-rich than the meadow but it is also more costly and requires careful planning and management. It is very important to buy a pollinator friendly seed mix that has been grown in Ireland from native wildflowers and is suitable for your soil type.

Hedgerows For Pollinators

Flowering hedgerows that contain Hazel, Willow, Blackthorn and Hawthorn provide food in spring when wild bees come out of hibernation. Bramble is a good source of food in summer, and Ivy in the autumn. Bumblebees often nest in long grass at the base of hedgerows.

Eliminate The Use Of Pesticides

Identify some areas where the use of pesticides could be eliminated. This could be streets/areas where your group is willing to take responsibility for manual weed control. Most herbicide use is along edging or tree bases that mowers can't access. Identify areas of south facing edging that could not be sprayed to provide solitary bee nesting habitat.

Pesticide Avoided

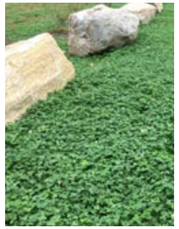
Identify areas of grass that could be cut on a 6-weekly rotation to allow Clovers and Bird's-foot-trefoil to flower. This will provide food for pollinators where shortly mown grass does not. Such areas could be beside areas of shortly mown grass, a path or a meadow.

Bee Hotels For Pollinators

Incorporate a mix of pollinator friendly trees and shrubs into the local community that will flower throughout the season. An orchard can be a wonderful addition for pollinators and the community. It is important to prioritize increasing native plants (trees, shrubs, wildflowers) across the landscape to provide food for pollinators.

Clover Lawns

Identify small areas where grass could be entirely replaced with a permanent clover mix. Red and white clovers will provide colour, and are a very important food source for bees.



Awareness

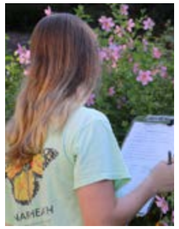
Promote the All-Ireland Pollinator Plan to local businesses and encourage them to make their outdoor spaces pollinator friendly or to sponsor local pollinator friendly actions

Signage

Put up signage explaining the importance of pollinators and what is being done locally to support the All-Ireland Pollinator Plan. Templates that can be used to create signage can be downloaded from the website.

Training

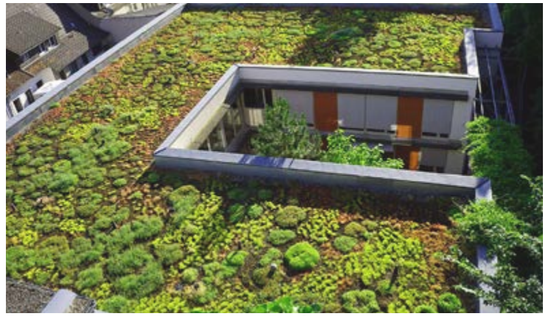
Deliver training programmes locally on pollinators and how to take action to protect them. Resources will be available to allow interested parties to deliver training on: creating nest sites for wild pollinators: how to participate in the All Ireland Bumblebee Monitoring Scheme; collection, storage and use of local wildflower seed to improve areas that are being managed as small meadows in parks, greenways.



Appendix 2 - Sustainable Drainage Systems (SuDS)

Sustainable drainage systems are a collection of water management practices that aim to align modern drainage systems with natural water processes. Integration of SuDS make urban drainage systems more compatible with components of the natural water cycle such as storm surge overflows, soil percolation, and bio-filtration, mitigating the effect that human development may have on the natural water cycle, particularly surface runoff and water pollution trends.

Direct Infiltration to Ground:
The ground level planting areas shall discharge surface water directly to ground. Hard landscaping shall be drained to adjacent soft landscaped areas.


Reference Image: Typical Green Roof

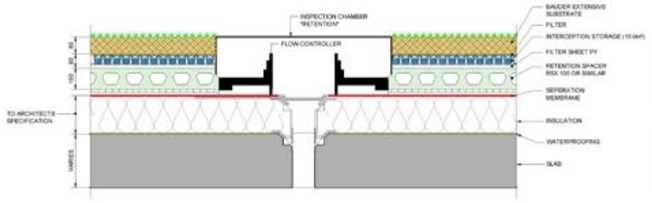
Reference Imag: Sedum Blanket

Reference Image: Sustainable Urban Drainage (SuDS) / Rain Gardens

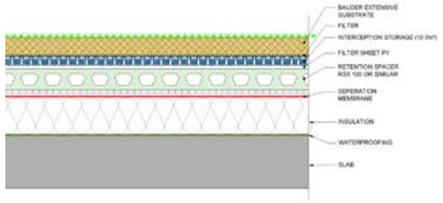
Appendix 3 - Green- + Blue Roof Systems

Green Roofs:
Intensive - All roof terraces and podium terraces over basements shall be provided with a proprietary cellular drainage mat under the hard and soft landscaping to give a minimum interception storage volume of 10l/m2 as well as contributing to filtration and attenuation of surface water.
Extensive - All roofs accessed only for maintenance and repair will be provided with a Sedum blanket over a proprietary cellular drainage mat to give a minimum interception storage volume of 10l/m2, as well as contributing to filtration and attenuation of surface water.

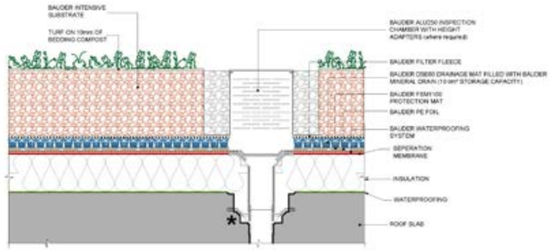
Blue Roof Attenuation:
Certain roof areas, generally those areas adjacent higher green roofs, have been selected to provide blue roof attenuation storage beneath the interception storage mat. Once the cellular drainage mat has filled, the surface water will enter the open crate storage cells below and spread across the area of the roof. Isolated flow control outlets will restrict flow to discharge at a rate of 2l/s/ha based on the blue roof catchment area.



BLUE ROOF - RETENTION FLOW CONTROL SET

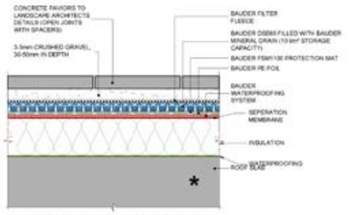


BLUE ROOF DETAIL



ROOF INTENSIVE SOFT LANDSCAPING SUDS DETAIL

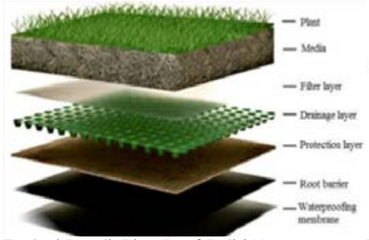
* NOTE: BAUDER DETAILS SHOWN BUT APPROVED EQUAL SYSTEM WILL BE ACCEPTABLE



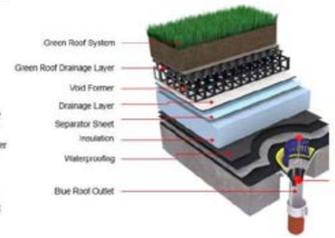
ROOF HARD LANDSCAPING SUDS DETAIL

* FOR AREAS TRAFFICKED FILTER FLEECE TO BE OMITTED & 200mm R.C. SLAB TO BE CAST OVER DSE60 DRAINAGE MAT & SURFACE FINISH TO LANDSCAPE ARCHITECTS REQUIREMENTS PLACED OVER CONCRETE.

GREEN ROOF DETAILS



Typical Detail: Blue Roof Build Up



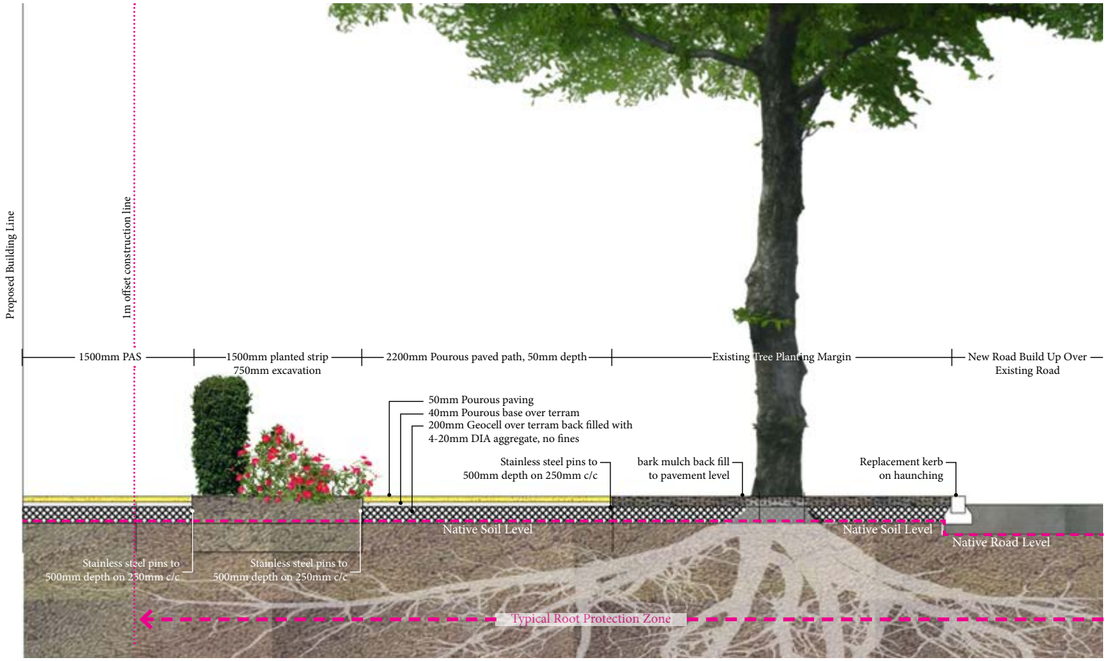
Typical Detail: Green Roof Build Up

Appendix 4 - No Dig / Tree Protection Build Up

Every effort has been made to conserve existing trees. The very principles of the masterplan have been underpinned by it. As such, in certain scenarios, where pedestrian or vehicular access is required, a no dig construction methodology is proposed.

By scrapping off the top 100mm of topsoil and not altering levels in or around tree root protection zones as little as possible, it is envisaged that this can be achieved, also taking guidance from the Arborist into consideration.

A web cell system will be used as part of the build up, allowing for air and water to permeate through the top surface and into the native soil where tree roots will search for it.



Typical Detail: No Dig Constrcution- / Tree Root Protection Approach or Similar Approved

Appendix 5 - Soft Landscape Outline Specifications

1.0 Specifications for Supply:

1.1 Schedule of Supply:

The nursery stock material will be delivered following consultation between the Landscape Architect, landscape contractor and the selected nursery, and the Engineer. Delivery will be at all times by means of covered vehicles, and all plant material will be clearly labeled. The source of origin must be from the selected nursery as no other additional stock from other nurseries will be permitted without prior inspection and approval.

1.2 Programme of Works:

The planting works shall be executed at the earliest opportunity.

1.3 Nursery Stock:

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, aphids, red spider or other insect pests and any physical damage. It shall comply with the requirements of B.S. 3936: Parts 1-10: 1965 Specification for Nursery Stock, where applicable.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species. Country of origin must be shown in all cases for species grown from seed.

Unless otherwise stated, the plant materials shall be supplied in accordance with the following codes where stated:

- 1+0 1 Year old seedling
- 1+1 1 Year old seedling lined out for 1 year
- 1+2 1 Year old seedling lined out for 2 years
- 1+1+1 1 Year old seedling lined out for 1 year, lifted and lined out for one further year
- 1u1 1 Year old seedling undercut then 1 more year in seedbed.
- 1u2 1 Year old seedling undercut then 2 more years in seedbed.
- 0/1 1 Year old Hardwood cutting
- 0/2 2 Year old Hardwood cutting
- 2X Twice transplanted tree
- 3X Three times transplanted tree
- 4X Four times transplanted tree
- P9 Containerised plant in 9cm pot

1.4 Species:
All plants supplied shall be exactly true to name as shown in the plant schedules. Unless stipulated, varieties with variegated and/or coloured leaves will not be accepted, and any plant found to be of this type upon leafing out shall be replaced by the contractor at his/her own expense.
Bundles of plants shall be marked in conformity with B.S. 3936: Part 1: 1965 and B.S. 3936: part 4: 1966. The nursery supplier shall replace any plants which, on leafing out, are found not to conform to the labels. Definitions of all terms used are in accordance with the following British Standards:

B.S. No. 3936: Part 1: 1965 entitled "Nursery Stock- Trees and Shrubs"
B.S. No. 3936: Part 4: 1966 entitled " Nursery Stock- Forest Trees"
B.S. No. 3936: 1967 entitled "Specification for Nursery Stock"

2.0 Tree Specifications:

2.1 Trees shall have a sturdy, reasonably straight stem, and a well-defined straight and upright central leader, with branches growing out of the stem with reasonable symmetry. The crown and root systems shall be well formed. Roots shall be in reasonable balance with the crown and shall be conductive to successful transplantation.

2.2 Standard trees shall have a clear stem 1.70m in height from ground level to the lowest branch, a minimum girth of 8cm measured at 1.00m above ground level and a total height of 2.75-3.00 m.

2.3 Light Standard trees have a clear stem 1.30m in height from ground level to the lowest branch, a minimum girth of 6cm measured at 1.00m above ground level and a total height of 1.80-2.40m.

2.4 Select standard trees shall have a clear stem 1.70 m in height from ground level to the lowest branch, a minimum girth of 10 cm. measured at 1.00.m. above ground level and a total height of 3.0 to 3.5 metres.

2.5 Heavy standard trees shall have a clear stem 1.80-1.90m in height from ground level to the lowest branch, a minimum girth of 14 cm. measured at 1.00.m. above ground level and a total height of 4.0 to 4.5 metres. All trees shall have been undercut a minimum of three times.

2.6 Extra Heavy standard trees shall have a clear stem 2.0m in height from ground level to the lowest branch, a minimum girth of 16 cm. measured at 1.00.m. above ground level and a total height of 4.5 to 5 metres. All trees shall have been undercut a minimum of three times.

2.7 Semi-mature trees shall have a clear stem 2.0m in height from ground level to the lowest branch, a minimum girth, as specified in the Bill of Quantities, measured at 1.00.m. above ground level and a total height of min. 5 metres. All trees shall have been undercut a minimum of three times.

All standards shall be clearly labeled.

2.8 Feathered Trees 180-240cm
Feathered trees shall be not less than four years old, and shall have been transplanted at least three times. Trees of species not listed in BS 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules.
Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labeled from the time of lifting until planting to conserve moisture.

2.9 Feathered Transplants 120-150cm
Transplants shall be not less than two years old, and shall have been transplanted at least once. Trees of species not listed in B.S. 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules.
Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labeled from the time of lifting until planting to conserve moisture.

2.10 Feathered Transplants 90-120 cms, 60-90 cm, 40-60 cm, 30-40 cm
Transplants shall be not less than one year old. Trees of species not listed in B.S. 3936: Part 4: shall be sturdy, with a balanced root and shoot development. Size shall conform to the schedules. Trees shall be well furnished with lateral fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species, without deformation. Transplants shall be wrapped in polythene in bundles of 50 no. and clearly labeled from the time of lifting until planting to conserve moisture.

3.0 Shrub Specifications:

3.1 Containerised Shrubs shall be of the size specified in the schedules, with several stems originating from or near ground level and of reasonable bushiness, healthy, vigorous and with a sound root system. Pots or containers shall be appropriate to the size of shrub supplied and clearly labeled. Shrubs shall not be pot bound or with girdled or restricted roots.

3.2 Bare Root Shrubs shall be of size specified in the schedules, with several stems originating from or near ground level, with reasonable bushiness, healthy, and vigorous. They shall be well furnished with fibrous roots and shall be lifted without severence of major roots. All bare root shrubs shall be wrapped in polythene in bundles of 50 no. and clearly labeled from the time of lifting until planting to conserve moisture.

3.3 Container Grown Conifers:
Conifers shall be of the size specified in the schedules, with one main stem originating from or near ground level and of reasonable bushiness and health, with a well-grown, root system. Pots or containers, where required, shall be appropriate to the size of plant supplied and clearly labeled. Plants shall not be pot bound, or with deformed or restricted roots.

Appendix 5 - Soft Landscape Outline Specifications

3.4 Protection:
The interval between the lifting of stock at the nursery and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting transport shall be protected from the wind and frost and from drying out.
Protection shall include for the supply of stock to site to a suitable heeling-in/ storage area prior to planting. The landscape contractor shall allow for liaison with the site engineer to arrange the heeling-in area/ storage. The contractor shall continue to be entirely responsible for the maintenance of this stock to ensure that at the time of planting the stock complies with the requirements for the supply of nursery stock as per clause 1.0 thereof. No responsibility for the maintenance of the stock will attach to the site engineer whilst the stock is protected on site. No time limit shall attach to the period of protection.

In the event of the Landscape Architect being dissatisfied with the care and attention given to the stocks, following heeling-in, he shall notify the Landscape Contractor who shall take steps to ensure careful heeling-in procedures.

The preparation of the heeling-in area and its subsequent maintenance is the sole responsibility of the Landscape Contractor.

3.5 Damage:
On completion of lifting of plants in the nursery, any broken shoots or severed roots shall be pruned, areas of damaged bark neatly pared back to sound tissue.

3.6 Inspections:
The Landscape Architect will inspect the hardy nursery stock on the selected nursery during the execution of the works. Only plants selected and approved in the landscape contractors selected nursery will be accepted on the site.

3.7 Delivery and Heeling In:
All plants will be delivered on a phased basis as called up in advance in agreement with the Engineer, Landscape Architect and the appointed Landscape Contractor. In the event of the Landscape Architect being dissatisfied with the care and attention given to the stocks, following heeling-in, he shall notify the Landscape Contractor who shall take steps to ensure careful heeling-in procedures.

The preparation of the heeling-in area and its subsequent maintenance is the sole responsibility of the Landscape Contractor.

4.0 Specifications for Site Operations:

4.1 Setting Out:
Setting out shall be in accordance with site meetings with the Landscape Architect, and the drawings listed in the preliminaries. No planting works shall take place when the soil /fill is in a waterlogged condition.

4.2 Finished Grading:
All planting pits and topsoiled areas disturbed by the landscape contractor shall be left in an even state, with all soil clumps broken up and stones of greater than 50mm diameter shall be removed.

5.0 Specifications for Planting and Plant Materials:

5.1 Stakes:
Round stakes shall be of peeled larch, pine or Douglas fir, preserved with a water-borne copper chrome arsenic composition in accordance with I.S. 131. For standard and select standards stakes shall be 1.8m long, 75mm in diameter. Stake all whips and transplants greater than 120cm in height. For all transplants exceeding 120cm height stakes shall be 1.2m long, 37mm x 37mm square. Stakes shall be pointed at the butt end. Set stakes vertically in the pit, to the western side of the tree station, and drive before planting. Drive stake with a wooden maul or cast-iron headed drive. Stakes shall be driven into the excavated planting pit to a depth of:

• 800mm for Standards / Light Standards / Feathered Trees
• 1000mm for Heavy Standards
• 500mm for Whips / Transplants

5.2 Cane:
Bamboo canes or similar approved shall be used to provide spot spraying location markers for small plants including Pinus, species. The canes are not to be attached to the plants.

5.3 Tree Ties:
For standard and select standards, tree ties shall be of rubber, PVC or proprietary fabric laminate composition and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be min. 25mm wide for 120cms height trees and min. 38mm for larger sizes. They shall be fitted with a simple collar spacer to prevent chafing. Two ties per tree shall be applied to standards; for staked transplants, one tie per tree is required.
Ties shall be nailed to the stake with one galvanised nail.

5.4 Protection:
The interval between the lifting of stock at the heeling-in area and planting on site is to be kept to an absolute minimum. Plants shall be protected from drying out and from damage in transport. All stock awaiting planting on site shall be stored in a sheltered place protected from the wind and frost and from drying out.

All transplants shall be wrapped in polythene from the time of lifting to conserve moisture. Except when heeled-in, they shall be protected in polythene at all times until planted into their final position on site.

5.5 Damage:
On completion of planting any broken branches shall be pruned, areas of damaged bark neatly pared back to sound tissue.

5.6 Watering / Alginure / Fertilisers:
All bare rooted light standards and select standards shall be soaked in water overnight, on site, before planting in a liquid solution containing "Alginure" at the recommended dilution rate. Fertilisers shall conform to BS 5581: 1981. In the case of granular fertiliser being added to plantings, it must be mixed through and incorporated into the base of the planting hole and covered over in order to avoid roots of plants coming in direct contact.

5.7 Setting Out:
Setting out shall be in accordance with site meetings with the Landscape Architect. Transplants in mixtures shall be planted in staggered rows. Species shall be planted in groups, as indicated in the planting drawings.
No planting shall take place until all planting holes (with ameliorants) have been inspected and approved by the Landscape Architect, or a person appointed by him as a representative, to ensure accordance with the specifications. No planting shall take place when ground conditions are frozen or waterlogged. All planting holes shall be opened and closed on the same day.

5.8 Tree Planting:
5.8.1 Trees to be planted in the centre of the planting pit and planted upright. Stones or other rubbish over 75mm shall be removed. Supply and drive the stake 800mm into the ground for standards, 500mm for other transplants. Backfill planting hole 4.7 Tree planting:
Trees shall be planted at the same depth as in the nursery, indicated by the soil mark on the stem of the tree. They shall with excavated topsoil, and remove all stones and debris, firming plant into position

5.8.2 Select Standards / Standards:
Excavate tree pits to 800mm x 800mm x 600mm deep, or as approved. The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m.(equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.8.3 Heavy and Extra Heavy Standards:
Excavate tree pits to 1000mm x 1000mm x 800mm deep, or as approved. The base of the pit shall be broken up to a depth of 100mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.8.4 Semi-mature Trees:
Excavate tree pits to 1200mm x 1200mm x 1000mm deep, or as approved. The base of the pit shall be broken up to a depth of 200mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

Appendix 5 - Soft Landscape Outline Specifications

5.8.5.Light Standard Trees:
Excavate tree pits to 500mmx500mmx500xx deep, or as approved. The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. F.Y.M. at the rate of 0.047 cu.m. (equivalent to 60mm deep) and 100gms of 0.10.20 shall be applied to each tree pit prior to planting. Farm manure shall consist predominantly of faecal matter and shall be free of loose, dry straw and undigested hay. It shall be free of surplus liquid effluent. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.8.6 Feathered Trees 180-240cm, container grown conifers (>2l):
Excavate tree pits to 400mm x400mm x 400 mm deep, or as approved (slit or notch planting are not acceptable planting methods). The base of the pit shall be broken up to a depth of 80mm and glazed sides roughened. Trees shall be planted at the same depth as in the nursery and backfilled with compound fertiliser 0.10.20 at the rate of 50gm per tree and 0.020m3 of Mushroom Compost or similar approved. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.8.7 Feathered Whips 120-150 cm:
Excavate tree pit to depth of 300mm x 300mm x 300mm deep, or as approved (slit or notch planting are not acceptable planting methods). Excavation to be achieved by machine digging or augering methods, approved by the Landscape Architect. The base to be broken up to a depth of 60mm and glazed sides roughened. Whips to be planted at same size as in the nursery. Apply 60gm 0.10.20 and 0.020m3 of Mushroom Compost or similar approved.per tree pit to plants. Stakes 1.2m high x 37mm dia. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.8.8 Feathered Whips and Transplants 90-120cm, 60-90 cm, 40-60cm, 30-40cm, container grown conifers (<2l size) and container grown shrubs (<2l size):
Excavate planting hole to a depth of 300mm x 300mm x 300mm deep; the base to be broken to a depth of 50mm and glazed sides roughened (slit or notch planting are not acceptable planting methods). Excavation to be achieved by machine digging or augering methods, approved by the Landscape Architect. Apply 30gm 0.10.20.per planting pit. Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.9 C. G. Shrubs / C. G. Wall Shrubs / C.G. Climbers:
Excavate planting hole to a depth of 300mm x 300mm x 300mm deep; the base to be broken to a depth of 50mm and glazed sides roughened. The following products are to be supplied and incorporated in to the bottom 100mm of topsoil at the base of the planting pit and in to the topsoil for backfilling around each plant: (1)Seanure soilbuilder as supplied by Farmura @ 1.5Kg per cu.m of topsoil, (2) clean and friable green waste compost @ 25 Kg per cu.m of topsoil and (3) Sierrablen Flora 15:9:9 slow release fertiliser @ 70 grams per m2 Backfill planting hole with excavated topsoil, and remove all stones and debris, firming plant into position.

5.10 Grassing:
All grass areas to be ripped with a tractor mounted tine prior to rotovating. The Contractor shall grade off all areas to smooth flowing contours, removing all stones greater than 10mm diameter and tip off site. All hollows to be filled in. Roll all areas with a roller as approved. Following the completion of final grading and raking, the area is to be left fallow for a period of 14 days. Spray with 'Basta' at recommended rates, and seed with fine grass mix at a rate of 35gr/Sq.m together with fertilizer 10:10:20 at a rate of 50gr/Sq.m use Coburns Irish premier low maintenance mixture or other as approved by the Landscape Architect.

5.10.1 Grass Cutting:
Grass cutting shall be carried out during the three year maintenance period and is defined into three categories:

5.10.2 Regular Grass Cutting:
Shall be carried out to the frequencies indicated in the Bill of Quantities. Attention to neat and tidy cutting shall be required to all areas. Sightlines, as set out with the Engineer, at junctions and roundabouts must be kept clear of vegetation at all times.

6.0 GENERAL:
Upon completion of planting, all pits shall be raked over lightly to leave an even surface and neat appearance. All stones greater than 50mm dia. to be removed. Provision should be made for the watering of light and select standards during periods of prolonged drought in the first year following planting.

6.1 Inspections:
The Landscape Architect will inspect the site with the Landscape Contractor during the execution of the works and following maintenance visits.

6.2 Presentation of Certificates:
The Landscape Contractor shall present for the Landscape Architect's inspection, all seed and fertiliser bags, together with their markings. If requested, the contractor shall furnish the Landscape Architect with receipts of purchase for these respective materials.

6.3 Spraying:

1) Following planting of embankments, slopes etc., weed free circles to be formed around individual plants, as directed, using an approved broad-spectrum contact herbicide, as approved by the landscape architect, in mid-spring following planting. Herbicide to be applied using controlled drop applicator containing a dye to indicate areas sprayed. In areas where grass is excessively long, such grass will be strimmed off and collected prior to spraying. The contractor shall be responsible for keeping the ground (1m diameter circle) around all planted material weed free by means of herbicidal application, using approved sprays, during the course of the contract. Weeds to be removed include grasses ,broad-leaved annual and perennial weeds and all noxious weeds.

2) Selective spot spraying will be carried out to all grassed areas, whether planted or unplanted through the application of contact herbicide to control broad-leaved annual and perennial weeds, including thistle, dock and ragwort. Contact herbicide to be approved by the landscape architect prior to application. Herbicide to be applied using controlled drop applicator containing a dye to indicate areas sprayed. The contractor shall allow for the removal of gorse by cutting, as required prior to spraying to ensure its eradication from all grassed areas for the duration of the contract.

3) The boundary hedgerows shall be kept weed free by herbicidal application by forming a 300mm wide spayed strip along the full length of each respective hedgerow. Approved herbicide (broad-spectrum contact herbicide) to be applied using controlled drop applicator containing a dye to indicate areas sprayed. Spraying of planted areas on roundabouts is also included in this spraying application.

4) Such routine spraying (1, 2 and 3 above) shall be carried out during maintenance visits over the three-year period. No spraying shall take place during adverse weather conditions or at times not recommended by the manufacturer.

6.4 Cutting Back:
Plants for cutting back/tip pruning shall be cut back after inspection by the Landscape Architect. This work to be carried out initially following planting for plants suffering from wind damage.

6.5 Mulching:
Mulching may be considered as an optional factor that may be implemented. Mulch shall be from coniferous trees. It shall be shredded, but not pulverised, so that no dimension exceeds 75mm. Bark shall have been composted for a min. of 3mths. In the case of areas requiring mulch the depth of bark shall measure 30 mm.

6.6 Ground Finish:
Upon completion of planting, all ground finish shall include for the removal of stones greater than 50mm excavated during the course of the digging for planting purposes.

Appendix 6 - Hard Landscape Outline Specifications

PAVING & KERBS:

FOOTPATHS:

General: Public footpaths, roadways, kerbs etc. shall be constructed in accordance with the requirements of the Roads Maintenance, Dublin County Council.

Accuracy of Levels and Alignment: The levels of paths and paving shall be carefully set out and frequently checked. All care shall be taken to ensure that the correct cross sections are maintained. The finished face of paths shall be formed so as to provide adequate fall and satisfactory run off to surface water outlets, gullies, etc. Cross-falls of paths shall be carried without break across verges and kerbs to prevent ponding of water between back of kerb and path.

Sub-Base: Granular material shall comply with Clause 804 of the D.o.E. Specification for Roadwork's and shall be spread uniformly over the formation and compacted by vibrator roller. Rolling shall continue until there is no movement under the roller. The finished surface of the compacted sub-base shall be parallel to the proposed finished surface of the footpath. The surface levels for each layer shall not deviate from the design levels by more than +15mm or –15mm.

For sub-base thickness in paved areas see area engineers spec. and attached following schedule. Each contractor shall do all necessary tests to ensure a well compacted, plain even surface on all areas with traffic movement. If paving shows settling after 1 year which normally is related to an insufficient depth and compaction of the sub-base the contractor shall rebuilt the failed area to his own cost.

Use of Surfaces by Construction Traffic:
Constructional traffic used on pavements under construction shall be suitable in relation to the courses it traverses so that damage is not caused to the sub-grade. Where damage is caused to the formation of the sub- grade in strength or level the damaged area shall be excavated for an area and depth which shall be determined by the Architect and this area shall be filled to the required levels with crushed rock of 50mm maximum size. The degree of compaction for this area shall be the same as that specified for the remainder of the formation. All this excavation and making good of damaged areas shall be carried out at the expense of the Contractor. Where damage is caused to the sub-base, the damaged area shall be made good as noted above, using the material of which the sub-base is composed. The wheels or tracks of plant moving over the various pavement courses shall be kept free from deleterious materials.

MODULAR PAVING:

Concrete Pavers Precast concrete pavers shall conform to the requirements of BS 6717 Part 1.
Ensure that sub-bases are suitably accurate and to specified gradients before being laid.

Sample: Before placing orders submit representative samples for approval.
Ensure that delivered materials match sample.

Laying Generally:

1.0 Laying Specification:

1.1 Paving blocks/bricks shall be laid to the requirements of Part 3: 1997, BS 7533, except that the lip onto gully gratings is modified to 5 - 6 mm.
Note, in particular, the following requirements of Part 3.
i. The difference in level between two adjacent blocks shall not exceed 2 mm.
ii. The finished pavement surface shall not deviate more than 10 mm under a 3m straight edge.
iii. The accuracy of cutting a block should be such that the resulting joint should not exceed 5 mm.
iv. The surface course should be between
(a) 3 - 6 mm above drainage channels
(b) 5 - 10 mm above gullies (*BRL modify this to 5 - 7 mm above gullies to reduce "trips")
v. The surface course should be inspected soon after completion and at regular intervals thereafter - additional sand should be brushed in where necessary.
1.2 The surface course for chamfered units should be 3 - 5 mm above the kerb to facilitate surface drainage. The surface course for non-chamfered units should be 2 mm above the kerb to facilitate surface drainage.
1.3 When paving units need to be trimmed, pieces with a dimension less than 50 mm should not be used.

2.0 Drainage Channels

2.1 Where paving blocks are used in a channel, they shall be laid on freshly mixed moist 3:1 sand-cement mortar. The mortar should have thickness between 10 mm and 40 mm. Vertical joints should be filled with 3:1 wet sand-cement mix.
2.2 Mortar, which has been mixed for over 2 hours, should be discarded.
2.3 The mortar should be laid on a previously prepared concrete base as per construction drawing detail. Select blocks/paviors vertically from at least 3 separate packs in rotation, or as recommended by manufacturer, to avoid colour banding. Lay blocks/paviors on a well graded sand bed and vibrate to produce a thoroughly interlocked paving of even overall appearance with sharp sand filled joints and accurate to line, level and profile. Refill joints once a week three weeks after first fill. Commencing from an edge restraint lay blocks/paviors hand tight with a joint width of 2-3mm for pedestrian use and 3-5 mm for areas with traffic. Maintain an open working face and do not use mechanical force to obtain tight joints. Place blocks/pavers squarely with minimum disturbance to bedding. Supply blocks/paviors to laying face over newly laid paving but stack at least 1 m back from laying face. Do not allow plant to traverse areas of uncompacted paving. Continually check alignment of pavers with string lines as work proceeds to ensure maintenance of accurate bond. Infill at edge restraints as work proceeds. Wherever the type of bond and angle of edging permit, avoid very small infill pieces at edges by breaking bond on the next course in from the edge, using cut blocks/pavers not less than 1/3 full size. Cut stones shall be rectangular or trapezoidal; the smallest point shall be a minimum of 35mm. (May be pavers have to be turned by 90 deg.)Half stones shall be cut at manufacture. Thoroughly compact blocks/pavers with vibrating plate compactor as laying proceeds but after infilling at edges. Apply the same compacting effort over the whole surface.
Do not compact within 1 m of the working face. Do not leave uncompacted areas of paving at the end of working periods, except within 1 m of unrestrained edges. Checks paving after compacting first few metres, then at frequent intervals to ensure that surface levels are as specified; if they are not, lift blocks/pavers and relay. Brush sharp sand into joints, revibrate surface and repeat as required to completely fill joints. Make sure that paving is held by a kerb on both sides before vibration to avoid uneven joints. Avoid damaging kerb haunching and adjacent work during vibration. Do not begin vibration until kerbs have matured. The paving pattern will be stretcher bond, make sure that the joints will be in straight line after vibrating. Also ensure joints are off equal width. The block pavement shall have a surface regularity/ flatness tolerance of less than 10 mm under a 3 m straight edge.

Sample: Before placing orders submit representative samples for approval.
Ensure that delivered materials match sample.

PRECAST CONCRETE FLAGS:
Pre-cast Concrete Flags:
1. Precast concrete flags shall be laid to the requirements of BS 7533 Part 4.
Note the following selected items from BS 7533, Part 4.
• The difference in level between two adjacent flags should not exceed 3 mm.
• The top surface of the paving units should stand 3 - 6 mm above the drainage channel.
• A 30 - 50 mm (compacted thickness) of the sand laying course is given as suitable (for narrow joints)
2. Flags should be laid with narrow joints (2 - 5 mm).Joints should be filled with dried sand (conforming to table 4 of the code), or as determined by the Landscape Architect.

KERBS:
Kerbing General: Kerb radii shall be in accordance with Architects and Engineers drawings. Use radius kerbs for all new kerbs.

Laying Generally:
Natural stone and precast concrete kerbs shall meet the requirements of BS 435 and BS 7263-1.

1. Precast concrete kerbs shall be laid to the requirements of BS 7533, Part 6.
2. Units shall be laid on fresh concrete or mortar bed and adjusted to line and level.
3. Concrete for foundations and haunching shall be to BS 5328.
4. Bedding mortar shall be freshly mixed, moist 3:1 sand-cement between 12 and 40 mm thick.
5. Kerbs shall be backed with concrete as per drawing.
6. Radius kerbs shall be used on radii of 12 m or less.
7. Kerbs should not deviate from the required level by more than 6mm.
8. Kerbs should not deviate by more than 3 mm under a 3 m straight edge.
9. Open-jointed kerbs should have joints of 2 - 4 mm wide.
10. Mortar jointed kerbs should have joints of 7 - 10 mm wide filled completely with 3:1 sand-cement mortar, and finished to give a smooth flush joint or as specified by the Landscape Architect.

Appendix 7 - Programme For Implementation, Maintenance + Defects Period

1.0 MAINTENANCE:

1.1 Period:

The Contractor shall be responsible for aftercare of the completed works for 1 Year from the date of completion of planting. Subject to satisfactory performance the maintenance contract may be extended for two further periods of 12 months. Maintenance in years 2 and 3 shall be provisional. Maintenance during years 2 and 3 may be assigned directly to the Managementl. This will include grass cutting, weed control of all planted areas, litter clearance and watering of Select Standard trees during dry weather.

1.2 Organisation:

The aftercare programme will be organised as follows:-
(1) Scheduled operations, in whose timing the contractor will be permitted some flexibility and which will be the basis of payment to the Contractor.
(2) Performance standards, which the Contractor is required to meet at all times, and on which his performance will be assessed.
(3) Critical dates, by which time scheduled operations, shall have been completed, and at which performance will be assessed.

1.3 Performance standards:

Shrub, woodland and hedgerow planting to be maintained in accordance with specifications e.g. spraying, firming, tree tie adjustment. Weeds shall not cover more than 20% of the ground surface within planting areas and the maintained 1m diameter weed free circles at any time, and neither shall they exceed 100mm in height. Weeds shall be treated before they establish.

Within grass areas noxious and competitive weeds shall not be allowed to establish and all perennial weeds shall be spot treated at each maintenance visit, 3 times per year.

1.4 Watering:

The contractor is responsible for the survival of all plants during the maintenance period. Apply water to moisten full depth of root run using proprietary irrigation system. Avoid washing or compaction of the soil surface. The Landscape Contractor is responsible for informing the Landscape Architect if the plants require watering. A minimum of 16 no. waterings year1, 8 no. year 2, 4 no. year 3. Prior notification to the landscape architect and a record of attendance will be requested for each visit. Spot checks will be made to ensure full compliance with this condition.

2.0 PROGRAMME

Year One (After Planting): Period of 12 months from date of practical completion

2.1 By end of May (Year One):
Application of herbicide agreed with Landscape Architect to all planting areas. Protect all plants. Hand weed all large weeds too close to nursery stock for safe treatment. Strim long grass prior to spray application. Provision for 1 no. visit for spot weed control application to areas where perennial weeds are apparent in the grass sward. Tip prune, firm plants. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water select standard trees.
Critical date: 30 May (Year One)

2.2 By end August (Year One):
Application of herbicide agreed with Landscape Architect to all planting areas. Protect all plants. Hand weed all large weeds too close to nursery stock for safe treatment. Provision for 1 no. visit for spot weed control application to areas where perennial weeds are apparent in the grass sward. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water select standard trees.
Critical Date: 30 August (Year One)

2.3 October (Year One):
Remove dead plants after Landscape Architect's inspection.

2.4 November (Year One):
Replacement planting. Tree care shall mean pruning deciduous trees including those of hedgerow form when dormant to promote open frame works in the crown. Remove all suckers and dead branches, and branches that are encroaching on to footpaths should be cut back to point of branching.

2.5 By end December:

Application of herbicide agreed with Landscape Architect to all planting areas. Grass cutting. All necessary cultural/husbandry methods to be completed in order to leave the sites in a clean, orderly and tidy manner. Water extra heavy standard trees, standard trees.
Critical Date: 30 December (Year One).

2.6 Year 2:

As year 1.

2.7 Year 3:

As year 1 . Hedgerow to be fully pruned at end of season.

2.8 Sweeping and Cleaning:

Sweeping shall mean sweeping of the footpaths, playing courts, car parks and the schools road network and removal of all grit rubbish moss and leaves, keeping the hard landscaped areas of the site in a neat and tidy manner. Number of sweepings per annum -12no.

Cleaning shall mean the removal of paper, plastic bags and all other rubbish from grassed areas, roads, car parks, playing courts, shrubbery's, hedging etc. or any part of the school grounds. This operation shall be carried out twice a month.
All dirt and rubbish to be removed off site to a tip to be provided by the Landscape contractor.
Autumn leaves shall be swept on a weekly basis from end of October to mid-November (three weeks). Any additional cleaning and sweeping deemed necessary, during the year, and requested by the school for any part of the schools grounds will be paid for at a pro rata basis to the rates for the programmed maintenance schedule.

2.9 Other Maintenance Works:

All grassed areas are to be edged 3 times a year using a machine and are not to be sprayed.

Carry out any other maintenance to ensure the works are kept in a satisfactory state during the defects liability period.

Appendix 7 - Programme For Implementation, Maintenance + Defects Period

2.10 Grass Cutting

Grass cutting shall be deemed to include for:
[a] Removal of lodged grass.
[b] Removal and disposal of grass cuttings from adjoining roads and paving.
[c] Removal and disposal of stones and other obstructions from area of grass to be cut.

high profile grassed areas, eg. central gardens are to be Fine cut. Fine cutting shall mean mowing to 25mm high. This operation is to be carried out in each location shown on the landscape drawings and in locations as directed on site by a representative of the management team. A rough schedule is as follows:

- March: 1cut
- April: 3 cuts
- May: 4 cuts
- June: 4 cuts
- July: 4 cuts
- August: 4 cuts
- September: 4 cuts
- October: 4 cuts
- November - February: 1 cut
- Total 29 cuts

Fine cutting shall be deemed to include for grass cut to 25mm high evenly over the whole area, with cuttings left evenly spread over the surfaces. Grass not to exceed 50mm between cuts.

Other grass areas of which are less high profile are to be cut 16 times a year. These will include the grassed areas around the woodland areas, in between the pitches and any grassed area hidden from the main road by the school.

Areas indicated as wildflower mix shall be cut three times per annum. Cuts shall be carried out at specified times as agreed with landscape architect and recommended by the wildflower seed producer. Remove cuttings after each cut and remove offsite to tip.

Leave cuttings evenly spread. This operation is to be carried out in each location shown on the landscape drawings and in locations as directed on site by a representative of the Board of Management.

At every second grass cut, grass shall be trimmed from around the base of walls and fences, back of footpaths and kerbs, litter bins, sluice valves and hydrant markers, trees, shrubberies poles and public lighting columns etc., and kept in a neat and tidy condition.

The contractor shall apply a broad spectrum weed killer, once a year, mid April, at the recommended application rate, to control weeds in the grassed areas during the growing season. In addition, 1 no. applications of herbicide to kill off clover in the grass areas shall be applied in April in line with approved herbicides under current legislation.

NMP
LANDSCAPE ARCHITECTURE