

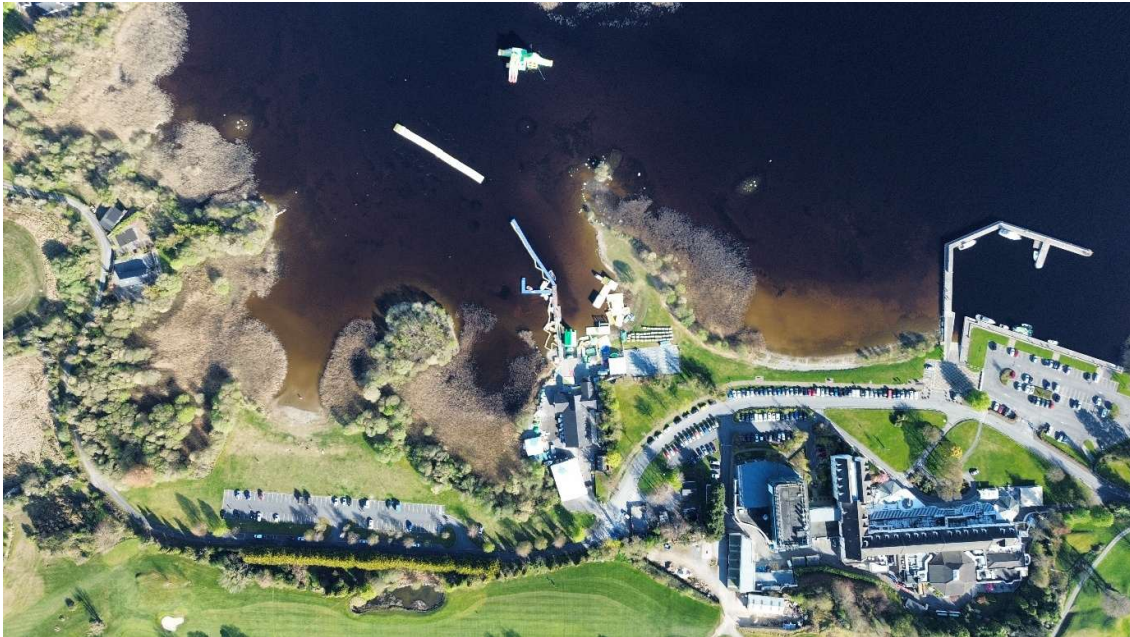
HODSON BAY WATERFRONT PARK

Planning Application

Document Landscape Management Strategy

Prepared by OKRA

Issue date 06/08/26



Rialtas na hÉireann
Government of Ireland



Arna chomhchistiú ag
an Aontas Eorpach
Co-funded by the
European Union



Tionóil Reigiúnach
Oirthuais agus Lár-Tíre
Eastern and Midland
Regional Assembly



Fáilte
Ireland



Comhairle Contae
Ros Comán
Roscommon
County Council



The Hodson Bay Waterfront Park Project is co-funded by the Government of Ireland and the European Union through the EU Just Transition Fund

Document

Project Title
Document Title
Document Reference

Hodson Bay Waterfront Park
Landscape Management Strategy
HBWP-ZZ-ZZ-RP-OKR-LA-001502

Rev 0
Purpose Code
Status
Date of Issue

For Information
Issued
06/08/2026

OKRA

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Landscape Management Statement

1. Introduction

This Landscape Management Strategy establishes the framework for the long-term management, maintenance and stewardship of the proposed public realm, waterfront landscape and associated green infrastructure. The objective of the strategy is to ensure that the landscape matures successfully, remains safe and welcoming for users, and continues to deliver environmental, recreational and visual benefits over time.

The management approach recognises the site's waterfront setting and seeks to balance public access, biodiversity enhancement, climate resilience and long-term operational sustainability. This document provides a planning-stage management framework, with detailed maintenance schedules, operational procedures and management responsibilities to be developed during the detailed design and implementation stages.

2. Public Realm and Hard Landscape

2.1 Public Realm Management

The public realm will be managed to provide a safe, attractive and accessible environment for all users. Pedestrian routes, cycleways, promenade areas, viewing spaces, parking areas and associated infrastructure will be maintained to ensure continued functionality, accessibility and user safety.



2.2 Accessibility

Particular attention will be given to maintaining barrier-free access throughout the site, including accessible routes, parking spaces, seating areas, viewing locations and access points to key destinations. Future repairs, upgrades and replacement works will seek to maintain the Universal Design principles established as part of the development.

2.3 Hard Landscape Maintenance

Paved areas, footpaths, cycle routes and other hard landscape elements will be regularly inspected and maintained to ensure they remain safe, accessible and fit for purpose. Maintenance activities may include sweeping, litter removal, weed control, repair of damaged surfaces, replacement of defective elements and monitoring of surface conditions. Particular

attention will be given to minimising trip hazards and maintaining accessible routes throughout the site.

3. Public Realm Fixtures and Equipment

3.1 Site Furniture

Site furniture and public realm fixtures will be regularly inspected and maintained to ensure they remain safe, clean and in good condition. This includes seating, picnic facilities, cycle stands, bins, signage, fencing, gates, play equipment and other visitor amenities.

Routine maintenance may include cleaning, repairs, repainting, graffiti removal and replacement of damaged elements where required.



3.2 Lighting

External lighting will be inspected and maintained to ensure the safe use of the public realm while minimising impacts on surrounding habitats and wildlife. Repair and replacement works will seek to maintain the approved lighting strategy and minimise unnecessary light spill where appropriate.

3.3 Equipment and Operational Assets

Equipment and machinery used for landscape maintenance will be stored in suitable locations and operated only by appropriately trained personnel. Equipment will be serviced and maintained in accordance with manufacturers' recommendations and relevant health and safety requirements. Any faults or maintenance issues will be addressed promptly to ensure the continued safe and efficient operation of maintenance activities.

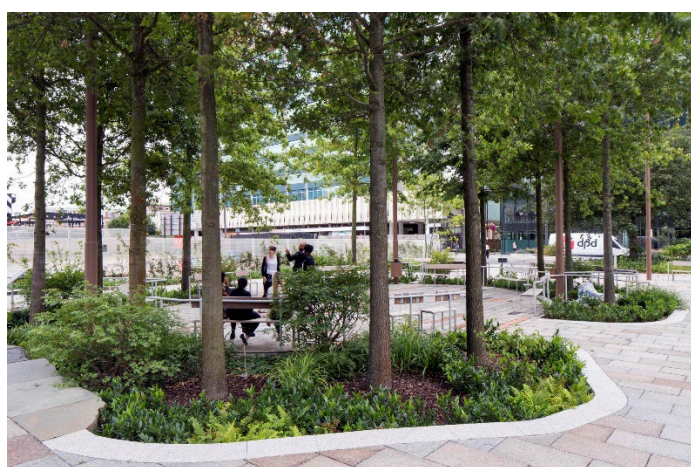
3.4 Third-Party Operated Facilities

Fixtures, equipment and associated external spaces within the watersports facility may be maintained by the future operator of the facility in accordance with agreed operational management arrangements.

4. Soft Landscape, Biodiversity and Nature-Based Solutions

4.1 Trees and Woodland

Existing mature trees retained as part of the development will be protected and monitored during construction and throughout the establishment period. Newly planted trees will receive appropriate establishment maintenance, including watering, formative pruning and replacement of failed specimens where necessary.



Regular inspections will be undertaken to identify maintenance requirements and support the development of a healthy and resilient tree canopy. Specialist arboricultural contractors may be appointed to undertake inspections, technical pruning operations and emergency works where required.

Particular attention will be given to protecting adjacent woodland habitats and ensuring that management activities do not adversely affect their ecological value.

4.2 Planting Beds

Planting beds will be managed to maintain their intended character, function and visual quality. Ornamental planting associated with the watersports building will be maintained to provide a welcoming setting and year-round interest, while buffer planting adjacent to the northern

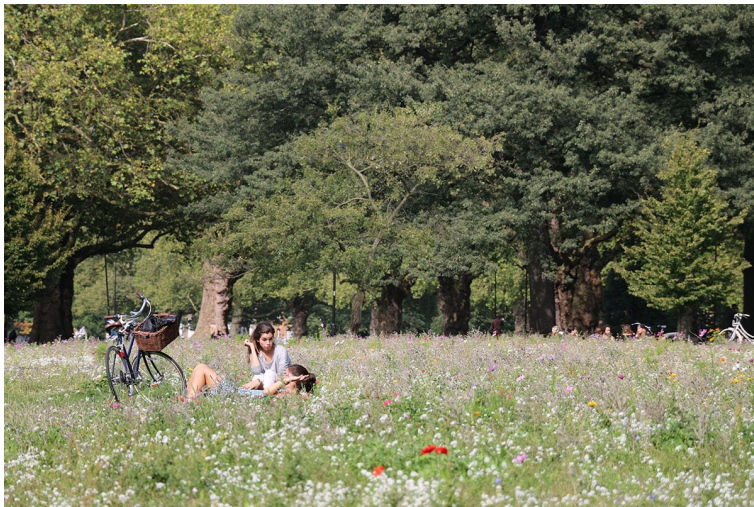
parking area will be managed to establish a dense vegetative structure that supports biodiversity and visual screening.



Maintenance operations may include litter removal, seasonal pruning, weeding, mulching, watering during establishment periods, replacement of failed plants and monitoring plant health.

4.3 Perennials and Grasses

Native species-rich grasses will be managed to promote species diversity, support pollinators, and enhance habitat value. Management will generally comprise an annual or seasonal cutting regime, with arisings removed where appropriate to encourage the long-term development of species-rich grassland.



4.4 Wetland and Lakeshore Habitats

Sensitive ecological areas will not be disturbed to avoid impacts on ecological functions and biodiversity values. Particular care will be taken to minimise disturbance to wildlife and protect existing reedbed and woodland habitats.

Management activities will recognise the dynamic nature of the waterfront environment, including periodic flooding and fluctuating water levels.

4.5 Biodiversity Action Plan

The landscape proposals have been designed to protect, enhance and expand biodiversity across the site. This biodiversity management approach seeks to:

- Protect existing woodland, reedbed and lakeshore habitats.
- Retain and enhance existing tree cover.
- Establish species-rich perennials and grass habitats.
- Enhance habitat diversity through native woodland, shrub, raingardens and lakeshore planting.
- Support pollinators, birds and other wildlife through habitat creation and management.
- Strengthen ecological connectivity throughout the site.
- Improve ecological resilience and support climate adaptation objectives.

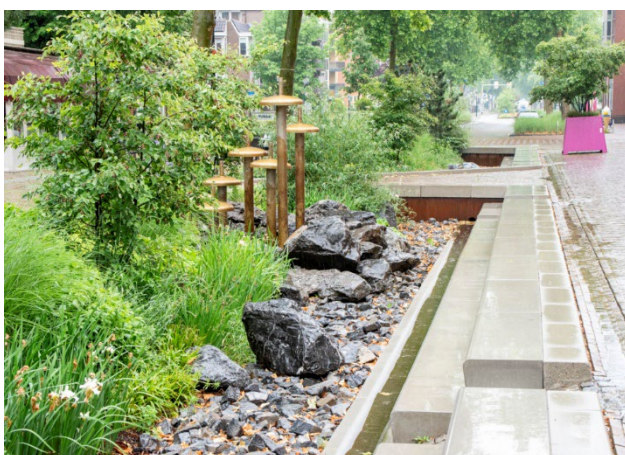
4.6 Invasive Species Monitoring

The site will be monitored periodically for the presence of invasive plant species. Where invasive species are identified, appropriate management and control measures will be implemented in accordance with relevant legislation and best-practice guidance to prevent their spread and protect native habitats.

4.7 Nature-Based Solutions

Nature-based solutions, including rain gardens, bioswales, permeable paving and other sustainable drainage features, will be inspected and maintained to ensure their continued operational performance. Maintenance activities may include litter and sediment removal, vegetation management and replacement planting where required.

These measures will contribute to surface water management, biodiversity enhancement and climate resilience while reinforcing the overall landscape character of the site.



5. Monitoring and Review

The landscape and public realm will be managed through an adaptive approach that responds to landscape establishment, operational requirements, user needs and ecological performance. The success of planting, habitat creation measures and nature-based solutions will be monitored periodically and management practices adjusted where necessary.

Detailed maintenance schedules, operational procedures and management responsibilities will be developed during the detailed design and implementation stages. The management strategy may be reviewed periodically to respond to changing site conditions, operational requirements and evolving ecological objectives.

Appendix A : Recommended Maintenance Schedule

Key	Area	Action	Responsibility	Recommend ed Frequency	Occ.
	Formal Grass	20mm cut - cylinder - boxed	Park team	36	36
		<i>Consider 20mm cut mulched</i>	Park team		
		Remove leaves	Park team	Three per year	3
		Solid tine	Park team	Annually	1
		Scarify	Park team	Annually	1
		Apply selective pesticide (as required)	Park team	As required	
		Edge with long handled shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Litter picked and visually checked	Park team	Daily	260
		Clear leaves	Park team	Five per year	5
		Make good damaged or worn areas	Park team	Annually	1
		Top dress	Park team	Annually	1
	Recreational grass areas	50mm cut - let fly	Grounds maintenance	21	21
		Remove leaves	Park team	Five per year	5
		Mechanical edging	Park team	Annually	1
		Edge with half moon tracer / spade	Park team	Annually	1
		Litter picked and visually checked	Park team	Daily	260
		Make good damaged or worn areas	Park team	Annually	1
		Slit damp areas	Park team	Annually	1
	Long grass	Litter picked and visually checked	Park team	Daily	260
		Flail	Grounds maintenance	Annually	1
		Mechanical collection of arisings	Grounds maintenance	Annually	1
		<i>Or rake and remove arisings</i>	Park team		
	Bedding	Litter picked and visually checked	Park team	Daily	260
		Strip plants / bulbs	Park team	Twice per year	2
		Prepare border - clear debris	Park team	Twice per year	2
		Prepare border - incorporate organic matter	Park team	Annually	1
		Prepare border - dig over / deep rotovate	Park team	Twice per year	2
		Prepare border - shape surface / obtain tilth	Park team	Twice per year	2
		Plant	Park team	Twice per year	2
		Irrigate	Park team	Six per year	6
		Apply fertiser / liquid feed	Park team	Three per year	3
		Hoe, weed	Park team	Fortnightly	26
		Remove leaves	Park team	Six per year	5
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Reinstate turf edging / reduce border.	Park team	Annually	1
	Hedges	Litter picked and visually checked	Park team	Daily	260
		Gap up with appropriate species	Park team	Annually	1
		Cut with powered equipment (formal)	Park team	Three per year	3
		Cut with powered equipment (high informal)	Grounds maintenance	Annually	1
		Cut with powered equipment (low informal)	Park team	Annually	1
		Remove shred and compost arisings	Park team	As required	
		Remove alien species	Park team	Annually	1
		Weed control	Park team	Three per year	3
	Shrubs	Litter picked and visually checked	Park team	Daily	260
		Gap up with appropriate species	Park team	Annually	1
		Spot weed	Park team	Fortnightly	26
		Spot spray herbicide	Park team	Three per year	3
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Prune as scheduled within species schedule	Park team	As required	
		Shred and compost arisings	Park team	As required	
		Mulch with composted wood chip / bark	Park team	Annually	1

	Herbaceous	Litter picked and visually checked	Park team	Daily	260
		Hoe weed	Park team	Fortnightly	26
		Spot weed herbicide	Park team	Fortnightly	26
		Stake and tie plants	Park team	As required	
		Irrigate	Park team	Six per year	6
		Cut back	Park team	Annually	1
		Prune	Park team	As required	
		Lightly fork	Park team	Monthly	12
		Remove leaves	Park team	Five per year	5
		Mulch with soil improver	Park team	Annually	1
		Edge with long handles shears	Park team	Fortnightly	26
		Edge with half moon tracer / spade	Park team	Annually	1
		Gap up with appropriate species	Park team	Annually	1
	Rocks	Litter picked and visually checked	Park team	Daily	260
		Strim around	Park team	Fortnightly	26
		Remove graffiti	Parks team / Graffiti team	As required	
	Woodland and tree management	Litter picked and visually checked	Park team	Daily	260
		Inspect current tree cover in respect of health and safety	Park team	Annually	1
		Remove deadwood, crown clean and lift (2.5m) trees over footpaths, chip and dispose if arisings	Arboricultural team	As required	
		Remove deadwood, crown clean and lift (5.0m) trees over vehicular service roads, chip and dispose if arisings	Arboricultural team	As required	
		Prune back trees that oversail neighbouring gardens, chip and dispose of arisings	Arboricultural team	As required	
		Monitor footpath condition for root damage	Park team	Monthly	12
		Removal of epicormic / basal / suckers	Park team	Annually	1
		Planting of new trees	Park team	As required	
		Check and make good damage to newly planted trees and structures	Park team	Monthly	12
		Irrigate newly planted trees (up to 3 years)	Park team	Four per year	4
		Formatively prune young trees , chip and dispose of arisings	Parks team / Arboricultural team	Annually	1
		Removal of programmed, dead, diseased trees - stump grind, dispose or retain deadwood on site as applicable,	Arboricultural team	As required	
	Raingardens	Remove litter from waters edge	Park team	Daily	260
		Remove debris from overflow and grating	Park team	Weekly	52
		Hoe weed	Park team	Fortnightly	26
		Spot weed herbicide	Park team	Fortnightly	26
		Stake and tie plants	Park team	As required	
		Cut back	Park team	Annually	1
		Prune	Park team	As required	
		Lightly fork	Park team	Monthly	12
		Remove litter from surrounding area	Park team	Daily	260
		Remove litter / debris from island	Park team	Weekly	52
		Surrounding footpath cleaned	Park team	Weekly	52
		Vegetation management	Park team	Annually	1
	Natural Stone Paving	Visual defect checks	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	Parks team / asset management	As required	
		Wash with high pressure wash	Park team	Annually	1
		Remove debris and litter	Park team	Weekly	52
		Remove / report graffiti	Park team	As required	0
	Footpaths	Visual defect checks	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Remove litter	Park team	Daily	260
		Benches - remove debris / litter	Park team	Weekly	52
		Make good defects	Parks team / asset management	As required	
		Dress Whinstone	Park team	Annually	1
		Dress bark / wood chip	Park team	Monthly	12
		Monitor footpath condition for root damage	Park team	Monthly	12
	Playground	Visual defect check equipment	Park team	Daily	260
		Visual defect check fencing	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	Play team	As required	
		Cleaned	Park team	Monthly	12
		Remove litter	Park team	Daily	260
		Remove graffiti	Parks team / Graffiti team	As required	
		Recorded visual inspection, moving parts, lubricated	Play team	Fortnightly	26
		Full repainting	Play team	Three years	
		Independent annual inspection	External contract	Annually	1

	Furniture incl. Seats, picnic benches, litter bins, signage, gates, railings	Visual defect check	Park team	Daily	260
		Recorded defect checks	Park team	Monthly	12
		Washed clean	Park team	Monthly	12
		Emptying of litter bins	Park team	Daily	260
		Touch up paintwork / treatment as required	Park team	As required	
		Moving mechanisms oiled	Park team	Monthly	12
		Report defects	Park team	Daily	260
		Make good defects	External contract / parks team	As required	
		Pest control	Pest control team	Monthly	12
		Remove graffiti	Parks team / Graffiti team	As required	
	Lighting	Check for visual faults	Park team	Weekly	52
		Report defects	Park team	Daily	260
		Make good defects	External contract	As required	
		Remove graffiti	Parks team / Graffiti team	As required	
	Building External	Cleaning of gutters and hopper heads	Asset management	Annually	1
		Painting of exterior painted areas	Asset management	Every 5 years	
		Spot painting of exterior	Asset management	As required	
		Washing of paintwork / exterior surfaces	Asset management	Four per year	4
		Floor and steps to be kept brushed down and kept free from growths	Asset management	Weekly	52
		Shutters to be oiled, eased and maintained as operational	Asset management	Monthly	12
		Roof windows to be eased occasionally in order to be operational	Asset management	Monthly	12
		Roof to be kept clear of debris	Asset management	As required	
		Cleaning of windows externally	External contractor	Four per year	4
		Remove / report graffiti	Parks team	As required	
		All accesses building to be kept clear	Parks team	Daily	260
	Toilets	Empty all waste receptacles except feminine hygiene and nappy bins	Cleaning team	Daily	260
		Thoroughly clean hand basins, toilet bowls, urinals, showers and all pipe work	Cleaning team	Daily	260
		Clean splash backs to hand basin	Cleaning team	Daily	260
		Clean and polish all mirrors	Cleaning team	Daily	260
		Replenish toilet commodities	Cleaning team	Daily	260
		Spot clean walls and toilet partitions	Cleaning team	Daily	260
		Remove any graffiti	Cleaning team	Daily	260
		Thoroughly mop / mechanically scrub all floors	Cleaning team	Daily	260
		Monitor throughout the day	Cleaning team	Four times daily	1456
		Clean all waste receptacles	Cleaning team	Weekly	52
		Wash or polish all furniture, ledges. Skirting, pipes and radiators	Cleaning team	Weekly	52
		Clean all telephone handsets	Cleaning team	Weekly	52
		Dust venetian blinds	Cleaning team	Weekly	52
		Wash paint work to doors	Cleaning team	Weekly	52
		Clean glass to doors, internal windows and circulation	Cleaning team	Weekly	52
		Remove marks to walls, internal glass and light switch area	Cleaning team	Weekly	52
		Thoroughly vacuum all carpeted areas	Cleaning team	Weekly	52
		Spray clean all hard surfaces	Cleaning team	Weekly	52
		De-scale all toilets, except stainless steel.	Cleaning team	Weekly	52
		Spot paint / fill any damage to walls / surfaces	Parks team	As required	0
		Clean insides of internal windows	Cleaning team	Four per year	4
		Shampoo upholstered furniture, to remove stains marks and spillages, restoring general condition	Cleaning team	Annually	1
		Clean light fitting, include shades, fluorescent diffuser shades	Cleaning team	Annually	1
		Shampoo all carpeted areas (including loose fitting carpets, mats, rugs) to remove stain, marks and spillages, restoring general condition	Cleaning team	Annually	1
		Restore / maintain hard floor coverings, dry and reapply polish sealant, where necessary	Cleaning team	Annually	1