

Strategic Housing Development Proposal
at
Northwood, Santry Demesne

Planning Submission

**Landscape Report &
Outline Landscape Specification**

19th November 2019

Landscape Report

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Outline Landscape Specification

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Kevin Fitzpatrick Landscape Architecture Ltd. has been commissioned by Cosgrave Developments to provide landscape architectural consultancy in relation to a planning application for the proposed development at Northwood, Santry, Dublin 9. This report should be read in conjunction with the following documents:

Kevin Fitzpatrick Landscape Architecture Drawing, 0332_100 – Concept Landscape Masterplan
Kevin Fitzpatrick Landscape Architecture Drawing, 0332_101 – Landscape Masterplan
Kevin Fitzpatrick Landscape Architecture Drawing, 0332_102 – Landscape Masterplan and Services

1. Existing Landscape

1.1 Overview

The site is situated to the north of Ballymun within Northwood, formerly a part of Santry Demesne. The total land area of the site measures approximately 21,191sq.m.

The site is bounded to the west by the Gulliver's Retail Park, to the south by the neighbourhood centre and to east in part by Swift Square Office Park. To the north and north east of the site a residential housing and apartment development is under construction. Beyond this residential development is the Santry River Amenity Walk and further to the south and east is Santry Demesne Park.

The ground levels within the site area are generally flat with a slow and gradual rise from the south-west corner in a northerly direction. There are some localised steep slopes however this only occurs along the banks of the drainage ditch on the eastern edge of the lands. Apart from the drain the lowest level is in the south west corner of the site (57.10m OD). From this low point the ground levels rise by 1.4m towards the very northern edge of the site (58.50m OD). Other than the drainage ditch and temporary spoil heaps the lands the slope across the site is quite consistent.

1.2 Existing Trees and Vegetation

The trees and hedgerows on the subject lands have been surveyed by a qualified arborist (The Tree File Ltd) and the arborist's report forms part of this submission. All trees within the site are protected by a Tree Preservation Order.

According to the Tree Survey and Report, by The Tree File Ltd. the tree cover of value on the site is primarily contained within the raised embankment on the east side of the ditch and to the east of that ditch. The trees on site are from two different origins. The first is the primary, more historic trees which are remnants of the agricultural stock proof field boundaries and are contained on the eastern side of the ditch. These trees are primarily oak and are very large both in height and crown spread. Of the twelve trees on site, eight are Oaks and all but one of those Oaks are class as category B. The second type of tree are the more recently planted trees within the historic tree line and along the path on the eastern perimeter. The report also finds some groups of Lime and Elm saplings in sections, primarily to the north of the lands along the ditch.

2 Landscape Strategy

General Aims

The landscape strategy aims to integrate the new built development with the existing landscape and create attractive and usable open spaces while contributing to the local biodiversity. The public areas are designed as landscape spaces that offer the opportunity for meeting, walking and formal and informal play. The long-term development and maintenance of the landscape is an integral part of the design strategy. The overall strategy is informed by the strategy being implemented on the adjoining site by the same developer – Design Standards for New Apartments – Guidelines for Planning Authorities 2018, Fingal County Plan 2017-2023.

Spatial Uses

Central to the landscape strategy is the proposed walking and cycling route 'green route'. The green route proposed aims to provide links from the existing development to the north of the proposed development through the existing protected trees and from the east of the site providing a green route across the existing car park and eventually linking to the existing cycle track on Northwood Avenue. This route provides a natural and permeable link to the proposed metro station proposes to be an alternative circulation route for users, which connects to footpaths and existing tracks located outside of the site boundary. The proposed green route will function as a recreational route and will be defined by planting design and surface material.

There is a linear plaza space located to the front of the street level mixed use commercial units and apartments. The landscape scheme aims to provide grass tables with seating areas and tree planting. Space is provided for outdoor dining. The plaza runs along the western side of the proposed buildings. A formal hedge is provided as a buffer between this space and the car parking. The hedge is broken in several locations to allow for movement and connections between the buildings and the car park. Groups of trees are planted to soften this buffer and to contribute to the local biodiversity.

Seating is located along the green route to the southern boundary and a linear green space with informal play equipment is incorporated into this space. This linear space links to the existing trees to the eastern boundary. As previously mentioned the retention of the existing trees is an integral part of the landscape strategy. The trees are enhanced and integrated into the scheme by the addition of native understory woodland planting, linking in with the existing adjacent development, and ultimately the parkland to the north. It is proposed that the ditch located along the line of the existing trees will be infilled with suitable material and will have a soft planted/grass finish to the surface, enabling it to be incorporated into the scheme and become part of the useable open space. (Refer to report by JB Barry and Partners Consulting Engineers for details of these works) The path network has been designed to reflect the circulation requirements while being sympathetic to the protection of the trees. An area has been designated to the south east for a future Public Art commission, located along the green route and at the entrance to the apartment development. KFLA have met with both the Public Art Co-ordinator for Fingal County Council and the curator. It is intended that a further meeting will be held to discuss details and choose a suitable short list. (Please see letter from Caroline Cowley, Public Art Co-ordinator for Fingal County Council attached to this report)

The communal courtyard inside the apartment building is designed to a high aesthetic standard and will provide a range of open spaces for use by the residents. Small secluded seating is accommodated and also spaces to cater for larger groups for communal uses. There is a play area within the courtyard (152m²), intended for use by younger children, aged 2-12. There are 2 further play areas (237m² and 238m²) located in the open space, for use inclusively by children of ages 6 and up, while the linear open space (175m²) outside of the courtyard provides informal play equipment along the route for older children. The planting has been designed to create buffers and visual screens between the circulation paths and seating areas. The private terraces to the East and North have a deep planted buffer between them and the path, with formal hedge, ornamental and multistemmed tree planting.

Tree Management Strategy.

The trees within the scheme are covered by a Tree Preservation Order. All the trees within the site (not recommended for immediate removal by the Arborist) are to be retained within the proposed scheme and incorporated into the landscape design. The scheme has been designed to avoid the RPA's (root protection areas) of all trees to be maintained within the site and in adjoining sites. Anywhere that the RPA's are infringed upon a 'no dig' finish will be implemented. All tree protection measures and tree works recommended in the Arborist's report will be carried out as part of the works.

Planting Strategy

The plant species are chosen to respect the local environment while providing suitable vegetation that is harmonious with a residential area and will be successful through all stages of its maturity. Therefore, the planting palette has a limited number of species chosen for their appropriateness and with a preference for native planting where possible.

There are a large number of new trees proposed and the species are chosen for their appropriateness to the scale of the scheme. The planting palette is chosen to provide seasonal interest all year round, whilst contributing to the local biodiversity, with herbaceous planting interspersed throughout and evergreen planting and hedges as a backdrop. The herbaceous planting is intended to support the aims of the council's 'All Ireland Pollinator Plan 2015-2020.

The tree species have been chosen specifically for their suitable compact habit. These species are appropriate for the scale of the spaces in which they are to be used and are of a variety that will complement other native trees. Where required, structural tree pits are provided using a 'Rootcell' Soil Structure System.

The existing trees that are retained within the scheme are to be complemented by additional planting of native and naturalised broadleaf tree planting. Throughout the landscape spaces a mix of broadleaf deciduous trees will be planted that will increase the woodland cover while facilitating safe use of the space.

2.1 Plant List

Proposed Tree Species

Amelanchier x grandiflora 'Robin Hill' (14-16cm g)
Crataegus monogyna 'Stricta' (16-18cm g)
Malus tschonskii (14-16cm g)
Pyrus calleryana 'Chanticleer' (16-18cm g)
Sorbus aucuparia 'Sheerwater Seedling' (14-16cm g)
Tilia cordata 'Greenspire' (16-18cm g)

Proposed Multistemmed Tree Planting

Amelanchier arborea 'Robin Hill'
Betula utilis 'Doorenbos'
Crataegus laevigata 'Pauls Scarlet'
Prunus serrulata 'Branklyn'
Sorbus aucuparia 'Sheerwater Seedling'

Native Understorey Planting

Athyrium filix-femina
Anemone nemerosa
Briza media
Carex sylvatica
Deschampsia cespitosa
Dryopteris filix-mas
Luzula nivea
Polystichum setiferum

Bulbs, 6-8cm

Hyacinthoides non-scripta

Formal Hedging

Laurus nobilis (Bay Laurel)
Ligustrum ovalifolium (Privet)
Prunus lusitanica (Portugese Laurel)
Taxus baccata (Yew)

Shrub Planting

Abelia x grandiflora
Arbutus unedo
Calamagrostis acutiflora 'Karl Foerster'
Choisya ternata
Cornus mas
Helictotrichon sempervirens
Hydrangea paniculata 'Limelight'
Fatsia japonica
Lavandula angustifolia 'Hidcote'
Libertia grandiflora
Persicaria affinis 'Superba'
Sarcococca confusa
Mahonia x media 'Charity'
Molina caerulea 'Moorhexe'
Perovskia atriplicifolia 'Blue Spire'
Stipa arundinacea
Stipa calamagrostis
Thymus officinalis
Viburnum tinus 'Gwenllian'

Perennial Planting

Achillea 'Moonshine'
Agapanthus 'Dr. Brouwer'
Anemone japonica 'Honorine Jobert'
Aruncus dioicus
Astrantia major
Crocsmia 'Lucifer'
Echinacea purpurea
Geranium 'Johnsons Blue'
Helleborus spp.
Iberis sempervirens
Kniphofia 'Ice Queen'
Rudbeckia fulgida 'Goldsturm'
Salvia x sylvestris 'Mainacht'
Schizostylis coccinea 'Fenland Daybreak'
Sedum 'Autumn Joy'
Verbena bonariensis

Bulb Planting

Allium spp.
Crocus spp.
Narcissus 'Tete a Tete'

1.0 EARTHWORKS SPECIFICATION

1.1 STRIPPING AND STORAGE OF TOPSOIL

1.1.1 Weather and Soil Conditions

All work involving topsoil shall not be carried out, unless the engineer permits otherwise;

- a) where areas have been exposed to a cumulative rainfall exceeding 60mm over the preceding 28 days measured at a point approved by the engineer; or
- b) where moisture content is wetter than the Plastic Limit (PL) of the soil less 3%. The PL of the soil can be assessed in the field as the minimum moisture content at which the soil can be rolled and moulded into a thin thread approximately 3mm in diameter without breaking or cracking and in a laboratory according to BS 1377:Part 2.
- c) when heavy rain is falling.

Topsoil shall not be stripped, excavated or worked in way when frozen or waterlogged.

1.1.2 Stripping

Prior to stripping existing, all vegetation will be cut to a maximum height of 100mm and sprayed with an approved systemic herbicide.

Existing topsoil to a maximum depth of 150mm shall be stripped from all areas liable to disturbance of any kind including building works, all temporary access routes, underground services, permanent mounding areas, ponds, compounds and storage areas.

Do not run machinery over ground before stripping. Strip the full depth of the sod and topsoil, but avoid extending the stripping into the subsoil layers. Doubling handling/working of all material shall be avoided.

1.1.3 Stockpiles

Stockpiles shall be kept as low as possible, and shall not exceed 1.5 metres in height. Avoid running machinery over stockpiles, if this is compatible with the operation of the machines employed. In all cases, minimise the running of machinery over stockpiles. Do not compact them. In formation of stockpiles, soil should be loosely dumped and stockpiles should be shaped to shed water. Any temporary stockpiles, made before loading, shall not exceed 1.5 metres in height. Do not run machinery over the surface of stockpiles.

Stockpiles shall be located on dry, free draining ground, not subject to temporary standing water. If water ponds against the stockpile, temporary drains shall be cut to relieve it.

Topsoil stockpiles shall not be covered or contaminated by subsoil, rock, rubble, remains of trees, site debris, fuel or chemical pollution. Any contaminated soil stripped from the site shall not be incorporated into the stockpile. Where space is short, or where there is any risk of contamination or of topsoil and subsoil stockpiles intermingling, the topsoil stockpile shall be surrounded with a temporary fence.

Temporary yards or hardstandings, or any area where fuel or chemicals are stored shall not drain towards topsoil stockpiles.

1.1.4 Maintenance of Topsoil Stockpiles

Stockpiles of One Year's Duration or less: Treat growing weeds with 'Roundup' applied to manufacturer's recommendation and to the approval of the Engineer, diluted and applied in accordance with the manufacturers recommendations for the equipment used, when they are growing strongly. Noxious weeds (Docks, Thistle, and Ragwort) shall be treated before they flower.

Stockpiles of up to Two Year's Duration: Roughly grade top and slopes of topsoil to reasonably even slopes (no flat areas). Sow Italian Ryegrass at 50 kg. per hectare as a temporary grass cover. Control noxious weeds (Docks, Thistle, Ragwort) with a proprietary selective weedkiller such as 'Bandock', diluted and applied in accordance with the manufacturer's instructions for the equipment in use, when they are growing strongly.

1.2 **SPREADING OF TOPSOIL**

1.2.1 Decompaction

Prior to subsoiling or topsoiling all disturbed areas (excluding engineered slopes) shall be decompacted using a back-actor of a 'Hymac' to a depth of 450mm and only during dry weather conditions.

1.2.2 Subsoil Formation

Formation levels shall allow for the following depth of Class 5A topsoil, after settlement and cultivations:-

| | |
|----------------|---------|
| Grass Areas: | 200 mm. |
| Shrub Planting | 350 mm |

Make up excessive depth with subsoil material before topsoiling. This material shall be clean subsoil (soil layer extending between the natural topsoil and the parent material), free draining, free from rubbish, building contamination, large stones/rocks greater than 250mm. Subsoiling operations shall be carried out in layers with each layer being lightly consolidated with a maximum depth of 250-300mm per layer.

Allow for topsoil to stand 30 mm proud of all kerbs, paths, edgings and manhole covers etc.

1.2.3 Topsoil - General

Topsoil for use in all landscape areas shall be subject to the inspection and approval of the landscape architect before spreading.

Topsoil will be premium grade topsoil of high intrinsic fertility, loamy texture and good structure and shall conform to BS3882. It shall be free from pernicious weeds including dock, thistle, stinging nettle, ragwort and couch grass. It shall not have been compacted and shall not be in an inert state.

It shall be acidic, pH 5.5-6.5 and free from stones over 50mm in diameter. It shall be free from subsoil, sods, roots of trees and shrubs, plastics, metals, paper, brick, concrete or any other foreign object. Topsoil shall be from the original surface layer of grassland or cultivated land, to a maximum depth of 200 mm. Soils from woodland, heathland, bog or contaminated land will not be acceptable. Do not strip from under the canopy of any tree, nor closer than 4 metres to a hedge.

The organic content shall not be less than 5% (dry weight). Where the soil contains more than 60% sand, the organic matter shall not be less than 6% (dry weight).

1.2.3 Topsoiling

Topsoil shall not be spread over any area of the site indicated until preliminary ripping operations are complete.

Once the topsoil has been spread, **no access** will be allowed for construction plant and machinery. Site preparation and soiling operations shall take place only in suitable dry site and weather conditions.

Final grading is to be carried out to ensure a true specified level and slope and to avoid dishing or other depressions where water may collect.

The use of a heavy roller to roll out humps will not be permitted and any area that becomes unduly compacted during the grading operations shall be loosened by forcing or harrowing.

The level of the topsoil is to be at least 30 mm above all paved areas to allow for shrinkage or settlement.

Finished Levels

Localised hollows and mounds are to be levelled out and areas so finished that they drain to hard standing areas or elsewhere as indicated.

1.2.3 Topsoil for Tree Pits

Planting pits for standard trees will be dug and backfilled with Class 5B topsoil. Volume of topsoil to be as follows:-

| | |
|----------------------------|------------------|
| Extra Heavy Standard Trees | 1.2 cubic metres |
| HalfStandard Trees | 0.6 cubic metres |

1.2.6 Reinstatement Work

Reinstate all ground driven over and otherwise disturbed to even flowing gradients. Match reinstated levels to those of surrounding ground. Finished levels shall be free of humps, depressions and vehicle tracks. Rainwater shall not lie on reinstated ground nor on adjacent areas.

2.0 PLANTING SPECIFICATION

2.1 Materials

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphid, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of Part 1: 1965 Trees and Shrubs section of B.S. 3936, Specification for Nursery Stock.

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.

Except for any cultivated varieties or exotic species which do not set viable seed in Ireland, all plants shall have been grown from seed.

2.2 Species

All plants supplied shall be exactly true to name as shown in the plant schedules. Unless stipulated, varieties with variegated or otherwise coloured leaves will not be accepted, and any plant found to be of this type upon leafing out shall be replaced

Bundles of plants shall be marked in conformity with the relevant part of B.S. 3936. Replace any plants that are found not to conform to the labels. An inspection of plants shall be undertaken prior to planting to ensure quality control.

2.3 Trees

Selected standard trees shall have a minimum girth as specified at 1.00 m above ground level, a clear stem to 1.8m high and a total height of 3.0 to 3.5 metres.

Trees shall have a sturdy, reasonably straight stem, a well defined and upright central leader, with branches growing out of the stem with reasonable symmetry, or a well balanced branching head according to the Schedule. The crown and root systems shall be well formed and in keeping with the nature of the species. Roots shall be in reasonable balance with the crown and shall be conducive to successful transplantation.

Trees shall be supplied rootballed unless otherwise scheduled. All trees shall have been regularly undercut or transplanted. Root balled trees shall be supplied with a rootball made from a mechanical 'Damcon' undercutter or similar approved, shall be 90cm diameter, wrapped in bio-degradable burlap and tightened with a 90cm diameter tempered steel root ball cage.

Bare root trees shall have been lifted carefully to avoid tearing of major roots and to preserve a substantial proportion of smaller and fibrous roots. Trees shall have been grown on their own roots. Budded or grafted trees will be rejected.

2.4 Shrubs

Shrubs shall be of the minimum size specified in the schedules, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Pots or containers shall be as scheduled. Plants shall not be pot bound, nor with roots deformed or restricted. Bare root material will only be accepted where specified.

2.5 Herbicides

Glyphosate - 'Roundup' by Monsanto Chemicals Ltd. Do not apply when rain is forecast within six hours. Do not apply when wind is likely to cause spray drift (over 24 kph/15 mph). Allow leaf symptoms to develop before carrying out any cultivations.

Propyzamide - 'Kerb 50W', obtainable from T. P. Whelehan, Son and Co. Ltd., Finglas, Dublin 11. Tel. (01) 342233. Apply between 1st October and 20th December only, when ground is damp. Ensure complete cover of the ground.

2.6 Weedkiller Application

All weedkiller shall be applied with properly designed equipment, maintained in good working order and calibrated to deliver the specified volume, evenly and without local over-dosing. Measure all quantities of weedkiller with a graduated measuring vessel.

2.7 Bulky Organic Manure/ Mushroom Compost

Bulky organic manure shall consist either of spent peat compost, mushroom compost, as described above, spent hops, or of well rotted farm manure. Farm manure shall consist of predominantly of faecal matter and shall be free of loose, dry straw and of undigested hay. Manure shall be free of surplus liquid effluent. This shall be used on mounds only. Well spent mushroom compost shall be used in all ornamental planting areas.

2.8 Fertilisers

Controlled release fertiliser N:P:K 15:9:11 plus trace elements - Osmocote plus or similar approved applied at specified rates. Fertiliser shall be supplied in sealed bags or containers bearing the manufacturer's name, the net weight and analysis.

2.9 Stakes for Extra heavy Standard Trees

Stakes shall be of peeled Larch, Pine or Douglas Fir, preserved with water-borne copper-chrome-arsenic to I.S. 131, to a net dry salt retention of 5.3 kg per cubic metre of timber. Stakes shall be turned, and painted one end. Size shall be 2700 x 75 mm diameter.

Set stakes vertically in the pit and drive before planting. Drive stake with a drive-all, wooden maul or cast-iron headed mallet, not with a sledgehammer.

2.10 Tree Ties

Tree ties shall be of rubber, P.V.C. 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. 40 mm wide for standard trees. Provide a simple collar, free of rough or serrated edges, to prevent chafing. Provide for subsequent adjustment of the tie either by means of a buckle (nail tie to stake immediately behind it) or by leaving heads of securing nails slightly proud, to permit easy extraction and repositioning. All nails shall be galvanised.

2.11 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 planting on site shall be stored in a sheltered place protected from wind and frost, from drying out and from pilfering. Bare rooted plants not immediately required shall be heeled-in in a prepared trench, the bundles of plants first having been opened, the plants separated and each group separately heeled-in and clearly labelled. The roots shall be covered with moist peat or soil and shall be kept moist until planted. Pots shall not be removed until plants have been carried to their planting station. Plants packed in polythene must be stored in shade.

All forest transplants and bare root shrubs 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.

Plants shall be handled with care at all times, including lifting in and despatch from the nursery. Plants or bundles of plants shall not be tossed, dropped or subjected to any stress likely to break fine roots.

2.12 Damage

Any roots damaged during lifting or transport shall be pruned to sound growth before planting. On completion of planting any broken branches shall be pruned.

2.13 Vine Weevil

Line out all container grown plants on level ground. Drench pots with 40 g of 40% Diazinon W.P. in 100 litres water. Allow to stand for at least three days before planting.

2.14 Setting Out

Setting out shall be from figured dimensions where indicated, and otherwise by scaling.

Shrubs and ground covers planted in mass shall be at the spacing indicated on the drawings. Shrubs shall not generally be planted closer to a kerb or to the edge of a planting area than a distance equal to half the spacing indicated for that species.

2.15 Site Preparation

Preliminary Weedkilling: 'Roundup' @ 5.0 litres per hectare, in water @ 200 litres per hectare, and application pressure not exceeding 2 bars.

Shrub Planting: Weedkill. Spread over all planting areas: -

| | |
|-----------------|------------|
| Organic Manure: | 50 mm deep |
| Osmocote plus: | 75 gm/msq |

Cultivate beds 225 mm deep, incorporating ameliorants evenly. Remove stones, rubbish over 50 mm dia.

2.16 Extra Heavy Standard Tree Planting

Excavate tree pits to 1.2 cubic metres volume (1.2 m diameter x 1.0 m deep). The base of the pit shall be broken up to a depth of 15 cm and glazed sides roughened. Supply and drive 2nr stakes.

For planting in areas of made up ground, load and carry topsoil from stockpile on site. In undisturbed ground, backfill with excavated material. Mix the following ameliorants evenly throughout the topsoil while it is stacked beside the pit. (Quantities are calculated for a pit of the specified dimensions):-

| | |
|-----------------|---|
| Organic Manure: | 0.047 cubic m (equivalent to manure 6 cm deep over 1 m dia. of tree pit). |
| Osmocote plus: | 250 gm |

Trees shall be planted at the same depth as in nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planting upright. The roots shall be spread to take up their normal disposition. Fit tie.

2.17 Planting of Shrubs and C.G. Transplants

Remove all plastic and non-degradable wrappings and containers before planting. Make four vertical cuts with a sharp knife on the quadrants through the edge of C.G. rootballs to sever girdling roots. Excavate hole to min. 10 cm greater diameter than the root spread, and to a depth to allow planting to same depth as in the nursery. Spread out roots of bare root species. Backfill in layers of not more than 10 cm, firming each layer and on completion.

2.18 Replacements

The planting will be inspected in April and September following planting (refer to implementation programme). Any tree or shrub found to have died from any cause shall be replaced. Replacement planting shall conform in all respects with this Specification, including all specified excavation, provision and incorporation of all fertilizers and ameliorants, and weedkiller treatments.

3.0 MAINTENANCE SPECIFICATION

3.1 Performance Standards (Detailed at end of Aftercare Section)

General

Woodland Planting

Noxious weeds (Dock, Thistle, Ragwort) shall not be allowed to establish.

Stone or debris over 50 mm diameter shall be removed or buried at each visit.

Tree stakes, ties and any tree shelters shall be secure and correctly adjusted.

Weeds shall not exceed 150 mm in height and all weeds shall be killed at each aftercare visit.

Trees

Weed-free circles around trees shall be 1000 mm diameter in grass areas.

Weeds shall not cover more than 10% of each circle at any time after the first scheduled weedkilling.

All weeds in the circles shall be killed at each aftercare visit.

Weeds shall not exceed 100 mm in height at any stage.

Hedges

Weed free band 750 mm wide along hedge, with hedge in the centre of the band. Include the bottom of any adjacent fence.

Weeds shall not exceed 100 mm in height and all weeds shall be killed or removed at each visit.

Shrubs and Ground Covers

Soil surfaces shall be generally free of weeds at all times and, on the Critical Dates shall be entirely free of all weeds.

No encroaching grass in soil area.

All Plants

Shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage.

Planting areas shall be free of litter and debris from weeding, cultivation or pruning.

Mulches, where present, shall be maintained in continuous cover.

3.2 Inspections

The Landscape Architect will inspect the works on each critical date, or as soon as possible thereafter.

3.3 Weedkilling

Weedkillers and their application shall be as specified under 'Planting' above.

Protect foliage of all plants during applications of a non-selective foliar-acting herbicide with an 'Arboguard', 'Politec' guard, or equivalent to the satisfaction of the Architect. No plant, foliage or stem, shall be directed sprayed, even in winter. Take particular care when using Glyphosate.

3.4 Weed Control in Shrubs and in Hedges

Weed shall be controlled by a combination of hand weeding and herbicide applicatio. If foliar-acting weedkillers are applied, all plants shall be protected during their application, as specified. **No residual herbicides shall be used in the first season after planting.**

3.5 Weeding

Remove weeds by surface hoeing and pulling. Dig out all roots of deeply rooted or noxious species. Remove all weeds from site each day and dispose. Make good disturbance to mulch.

3.6 Watering

All trees, hedges, shrubs, ground-cover, herbaceous and annual bedding will be watered as necessitated by dry weather. Apply water as a fine spray, to moisten full depth of root run. Avoid washing or compaction of the soil surface.

3.7 Firming

Firm any plant loosened by frost, wind or cultivation.

3.8 Pruning

Any shoot damaged or found to be dying back on a periodic visit shall be cut back neatly to sound growth with a sharp pruning knife. Prune off wind-damaged shoots to sound growth.

3.9 Fertilizer: Trees and Shrubs

Osmocote 18:11:10, applied @ 50 g/sq.m., and lightly raked in through mulches.

3.10 Hypericum Rust

Apply 'Bayleton 5' in accordance with manufacturers instructions.

3.11 Grass Mowing

Mowing shall be carried out with machines in good repair, sharp and evenly set, avoiding laying or pulling of the grass.

Mowing shall be carried out in dry conditions.

Mow swards evenly. At each visit, mow all areas of equivalent standard at the time, to ensure an even appearance and finish. Include for completion of each cut around obstacles. Leave grass cuttings evenly spread. Sweep up mowings on hard surfaces and remove from site.

3.12 Selective Weedkiller: Clover

A formulation of Mecoprop and 2, 4-D suitable for turf. Apply when clover is growing vigorously, according to the manufacturer's instructions. Do not spray in windy conditions, or within 1.5 m of shrub planting without protection. Apply in two half-doses, at right angles to each other.

3.13 Fertilizer: Grass

10:10:20. Apply in two equal passes in transverse directions at a combined rate of 17 g/m. sq. (0.5 oz. per square yard). Avoid any 'banding'.

3.14 Litter

Prior to mowing, remove litter. Remove all litter in all planting when weeding or spraying.

3.15 Defects Arising

Any defect noted at an aftercare visit, e.g. plants loosened by wind, tree shelters fallen or stakes broken, fence wires loose or posts rocking will be remedied before the next inspection visit.

3.16 Pests and Diseases

Any outbreak or build up of insect pest, fungus disease or disorder affecting the plants, or grass shall be notified to the LA as soon as it is noticed.. The Architect shall issue instructions for treatment of the outbreak.

3.17 Vandalism

A provisional sum has been inserted in the schedule of quantities to cover costs of prompt repair and reinstatement of vandal damage.

3.18 Access

Access to the site must be arranged in advance and clearance at security will be required for each visit.

3.19 Protection

Any overhead and underground services shall be protected during works.

Protect paving, roads, kerbs, channels, gullies, walls, fences, structures, furnishings and existing vegetation during the course of his works. Include where necessary temporary coverings, planked barrow runs, etc. Clean mud and soil of all hard surfaces and surroundings to the work.

3.20 Tidiness and Clearance

All areas of work and access routes shall be kept in a tidy condition. All areas of the site will remain in use by the public and/or building users during the course of the contract. Clean all debris from beds and surrounding surfaces daily during his visits to site, and at more frequent intervals if necessary for the safety of users of the site.

3.21 Safety

All safety standards will be adhered to.

4. PLANTING PERFORMANCE STANDARDS

4.1 Shrubs - General

The borders must be kept weed free, particularly of perennial weeds, to allow planting to give early cover. However, the plants may be required to be thinned so that the shrubs that are retained are able to achieve an attractive form. This may involve removing the intermediate plants soon after shoots are touching.

4.1.1 Maintenance Objective

Maintain shrub growth to cover as much as possible of the border area and allowing the individual plants to achieve as nearly as possible their natural form. Maintain the borders free of visible weeds and shape and prune the shrubs to avoid obstructing pathways or blocking light to, or adhering to windows.

4.1.2 Maintenance Operations

- a) After planting, if appropriate and in season for the species involved, prune shrubs to develop their desirable ornamental characteristics. At the same time remove intermediate plants that are restricting the natural and attractive development of their neighbours. Remove all arisings from site.
- b) Lightly cultivate the surface soil, to a depth of approximately 50 mm, remove or bury all annual weed or natural litter and break any surface capping. Take special care to avoid unnecessary damage to the shrub plants and ensure that all the shrubs are firmly bedded in the soil. Leave the surface with a fine and even tilth with soil crumbs of less than 50 mm in diameter. Once a year operation in early winter.
Note: This operation is only essential where the soil is compacted or as a means of incorporating mulch. Not required where the areas are mulched.
- c) Maintain the soil surface substantially free of weeds (less than 10 per cent weed cover) by hand removal and spot treating with Glyphosate, or approved equivalent. Spot treatment at approximately four-weekly intervals in the main growing season, to a total of five times per season.
Note: As an alternative the borders can be regularly hand-hoed at up to two-weekly intervals in the main growing season, to 6 times per year. This procedure is recommended for the first year after planting when the plants may be more sensitive to contact herbicide damage and residual herbicides may not be used.
- d) Immediately after planting or, when and where subsequently directed, mulch the surface of the border with a 50 mm layer of pulverised bark (maximum particle size 40 mm), or other approved equivalent. Thereafter, top dress the mulch as necessary and at least once a year to maintain effective cover. Spot treat or remove any emergent weeds as specified in c) above but do not cultivate or incorporate the mulch into the soil.

3.2 Ground Cover - General

Described as dense, low-growing plants, which cover the ground and smother any weeds. Ground-cover needs careful establishment, to ensure that any perennial weeds are eliminated.

4.2.1 Maintenance Objective

Maintain a dense, weed free cover of healthy growth, clipped or pruned as necessary to give a neat and tidy finish and contained within the planted area.

4.2.2 Maintenance Operations

- a) Maintain the area substantially free of weeds (less than 10 per cent of weed cover at maximum) by hand removal or spot treating any emergent weeds during the growing season with Glyphosate, or approved equivalent. Spot treatment or weed removal at approximately four-weekly intervals in the main growing season, to 5 times per year in total. Frequency of sprays to drop, as the plants establish.
- b) Trim and tidy the plants once a year in the winter months, to remove dead vegetation or overgrowing branches. Remove all arisings from site. The amount of work will vary according to the species.

4.4 Care of Newly Planted Trees - General

Young trees will need regular attention to ensure establishment. Either guards or fencing have been used to protect the plant against rabbits, etc. The most important operation is to keep the soil around the base of the tree free from weeds or grass and to ensure secure and correct staking.

4.4.1 Maintenance Objective

Establish a stable and healthily growing tree with a well-shaped framework for future growth.

4.4.2 Maintenance Operations

- a) Maintain a 1 m diameter circle of plant-free soil around the base of each isolated tree by hoeing or the use of approved herbicide other than a residual.

Allow for hoeing up of soil once every 4 weeks in the growing season (5 times per year). Allow for herbicide treatment once in the winter or spring and 3 additional treatments.

Note: In some areas this operation may be replaced by the application of bark mulch as ground cover.

- b) Cut back any tall vegetation that is threatening to shade or smother the young tree (i.e. taller vegetation growing from outside the 1 m weed free area). Allow for cutting back regularly (3/4 times a year).
- c) Water the newly planted trees throughout the summer months (May to August) as required after any period of 4 weeks without significant rainfall (less than 5 mm). Apply sufficient water to thoroughly wet the top 150 mm of soil around the tree roots. This will normally require approximately 10 litres for a seedling or whip and 20 litres for a standard tree.
- d) Check stakes and ties for firmness and support and adjust as necessary. Allow for checking twice a year, preferably in late spring and late summer.
- e) Firm the soil around the roots to ensure that the plant is securely planted in the ground and upright. Allow for firming once in the spring after planting.
- f) Formative prune to remove any dead, diseased or damaged shoots and create a balanced form for future growth. Allow for pruning once in the season after planting.

Appendix A

Letter from Caroline Cowley, Public Art Co-ordinator, Fingal County Council

Comhairle Contae Fhine Gall
Fingal County Council

**An Rannán Pobail
Cultúir agus Spóirt**
Community, Culture
and Sports Division



2nd October 2019

Re: Planning Reference PPSHD/015/19

Dear Simone,

I am writing to acknowledge that you on behalf have satisfied our requirements in relation to beginning the planning compliance process with regard to the commissioning of public art for the scheme above and we will look forward to meeting you to discuss the possibilities further in the coming weeks.

Yours Sincerely

Caroline Cowley
Public Art Co-ordinator
Fingal County Council