

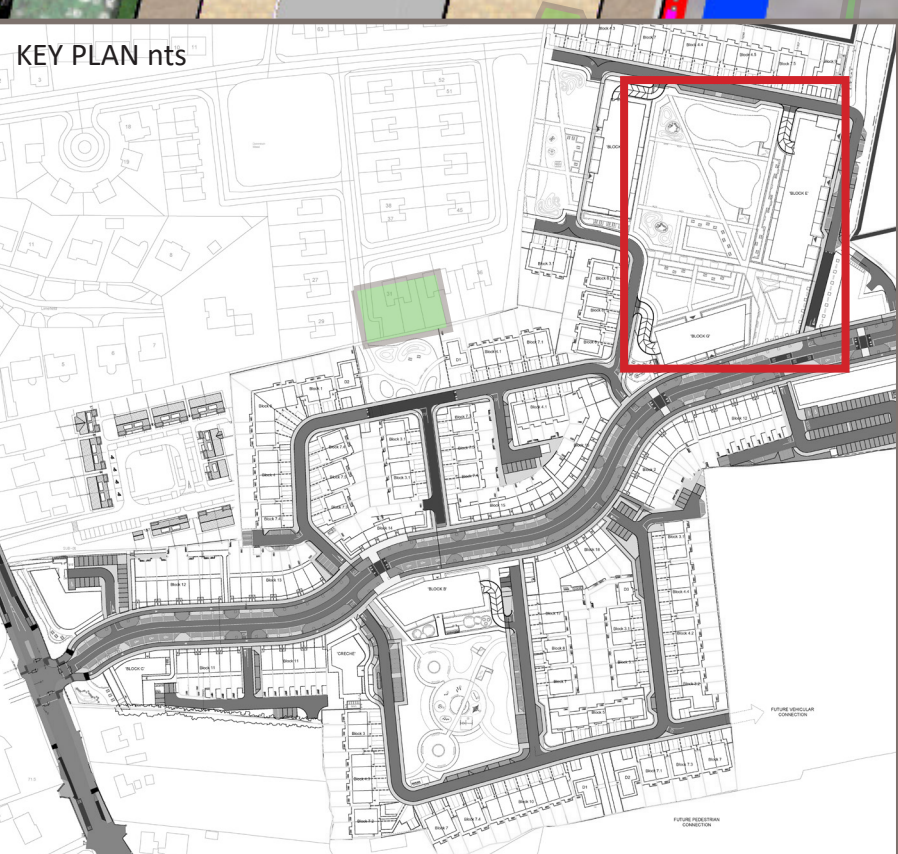


LEGEND:  
PROPOSED HARDWORKS

	PROPOSED - 450mm high polished PC concrete seating walls with integrated hardwood timber seating		POTENTIAL HIGH TENSILE FABRIC CANOPY TO RAISED LAWN AREA TO FORM PART OF AN EVENTS SPACE
	PROPOSED - 150mm high polished PC concrete steps to raised lawn area		CONCRETE STEPPING PLANKS RECESSED IN LAWN AREA
	PROPOSED TIMBER SEATING		GRASS MOUNDING FOR NATURAL PLAY
	PROPOSED HARDWOOD TIMBER PICNIC TABLES		SWALE/ABOVE GROUND ATTENUATION. REFER TO ENGINEERS.
	PLAY AREAS, OUTDOOR EXERCISE EQUIPMENT AND NATURAL PLAY ELEMENTS; REFER TO DWG L-305		COMPOSITE TIMBER BOARDWALK
	PROPOSED BOARD SURFACING TO OPEN SPACE PATHS & AREAS		PC CONCRETE PERMEABLE SETTS TO CAR PARKING SPACES AND ROADS
	APARTMENT BLOCKS - PC CONCRETE PAVING SETTS		MODULAR TREE PLANTERS TO PLAZA
	PEDESTRIAN FOOTPATHS - ASPHALT		
	GARDEN FOOTPATHS - TEGULA BLOCK PAVING		
	ROADS - ASPHALT, REFER TO ENGINEER'S DRAWINGS		
	RAISED TABLE - ASPHALT, REFER TO ENGINEER'S DRAWINGS		
	CYCLE LANE - TARMAC, REFER TO ENGINEER'S DRAWINGS		
	SCULPTURE FEATURE/PUBLIC ART		
	PC CONCRETE SETTS AS BANDING/EDGE SITE WIDE		
	PC CONCRETE SETTS TO PLAZA AND NEIGHBOURHOOD CENTRE		
	PROPOSED 2m FEATURE BRICK JOINING UNITS		
	PROPOSED 1.2m POWDER COATED RAILING DEFINING ENTRANCES		
	PROPOSED 1.8m CONCRETE POST AND PANEL FENCE		
	PROPOSED 1.2m FEATURE BRICK JOINING AND SEPARATING FRONT HOUSES AND DEFINING ENTRANCES		
	PROPOSED 2m BLOCK WALL JOINING AND SEPARATING BACK GARDENS OF HOUSES		
	PROPOSED 2m TEMPORARY FENCE HOT DIPPED GALVANIZED TO SECURE BOUNDARIES		
	1.2m BOWTOP RAILING TO PLAY PARK		

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PROPOSED SOFTWARES

Standard Trees				
Tree tags	Species	Girth	Height	Spec
Ah	Aesculus hippocastanum	20-25cm	6.0-6.5m	4xtr. (R/B)
Qr	Quercus robur 'Koster'	20-25cm	6.0-6.5m	3xtr. (R/B)
Ao	Acer 'October Glory'	14-16cm	3.0-4.5m	2xtr. (R/B)
Te	Tilia x euchlora	20-25cm	6.0-6.5m	3xtr. (R/B)
Bp	Betula pendula	18-20cm	4.0-4.5m	3xtr. (R/B)
Pa	Prunus Avium	20-25cm	6.0-6.5m	3xtr. (R/B)
Sa	Sorbus acuparia	20-25cm	6.0-6.5m	3xtr. (R/B)
Mt	Malus tschonoskii	14-16cm	3.0-4.5m	2xtr. (R/B)
Ps	Pinus sylvestris	18-20cm	4.0-4.5m	3xtr. (R/B)

Multistem Trees				
Tree tags	Species	Height	Spec	
Bu	Betula utilis var. jacquemontii	5-5.5m	3xtr. (R/B)	
Ag	Amelanchier x grandiflora 'Robin Hill'	5-5.5m	3xtr. (R/B)	

**Proposed Woodland Planting - Site Boundaries**  
Trees supply and planting shall correspond to BS 8545 Trees: from nursery to independence in the landscape - Recommendations. Planting of trees shall be undertaken in favourable weather conditions between October 31st to March 31st. All work shall conform to a minimum standard as set out in BS 4043:1989 Recommendations for transplanting root-balled trees.

Proposed Woodland Planting - Site Boundaries				
Species	Specification	580sqm	%	
Ilex aquifolium	800-1000mm transplants; RB/CG	10%		
Pinus sylvestris (Scots Pine)	800-1000mm transplants; RB/CG	25%		
Corylus Avellana (Hazel)	800-1000mm transplants; bare-root	5%		
Betula pendula (Silver Birch)	800-1000mm transplants; bare-root	35%		
Quercus robur (Pedunculate Oak)	800-1000mm transplants; bare-root	25%		

Amenity Hedge Planting

Species	Stock	Height	Spec	Density
Ligustrum vulgare	RB/C	1.2cm	Double staggered row	5/linm
Buxus Sempervirens	RB/C	1.2cm	Double staggered row	5/linm

Wetland Planting

Species	Stock	Height	Density
Phragmites australis	C2	30-40cm	4/m2
Caltha palustris	C2	30-40cm	4/m2
Primula japonica 'Miller's Crimson'	C2	30-40cm	4/m2
Myosotis scorpioides	C2	30-40cm	4/m2
Miscanthus sinensis	C2	30-40cm	4/m2
Lythrum salicaria	C2	30-40cm	4/m2

Shrub Planting

High Shrub Planting		
Species	Stock	Spec
Pyracantha 'Orange Glow'	C5	Branched
Cornus alba 'Sibirica'	C5	Branched
Elaeagnus x ebbingei	C5	Branched
Visarum tinus 'Lucidum'	C5	Branched
Sarcococca hookeriana	C5	Branched
Hebe rakienis	C5	Branched
Skimmia 'Kew Green'	C5	Branched
Verbena bonariensis	C2	Branched
Dianthus barbatus	C2	Branched

Medium/Low Shrub Planting

Species	Stock	Spec
Lavandula angustifolia 'Hidcote'	C2	Bushy
Potentilla fruticosa 'Goldfinger'	C2	Full pot
Skimmia japonica	C2	Full pot
Spiraea japonica 'Goldmound'	C2	Full pot
Hebe 'Green Globe'	C2	Full pot
Berberis darwinii 'Darwin's barberry'	C2	Full pot
Salvia x sylvestris 'Mainacht'	C2	Full pot
Stipa tenuissima	C2	Full pot
Rudbeckia fulgida 'Early Bird Gold'	C2	Full pot
Carex divulsa	C2	Full pot
Sedum 'Autumn Joy' (Herbstfreude)	C2	Full pot
Allium hollandicum	C2	Full pot

Lawn

	Amenity Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kg/ha) Cutting height: Between 20-50mm
	Private Lawn areas seed with Coburns "Low Maintenance" mix: 60% (Perennial Ryegrass) + 35% (Slender Creeping Red Fescue) + 5% (Browntop Bent) + Sowing rate: 35g/m2 (350kg/ha) Cutting height: Between 20-50mm
	Bulb Planting Native mixture

LANDSCAPE SPECIFICATIONS  
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Generally:  
Landscape works to be undertaken in accordance with BS 4428:1989 Code of practice for general landscape operations (excluding hard surfaces).

Remove weeds by an agreed method and any use of chemicals shall be an in accordance with the current Sustainable Use of Pesticides Directive guidelines and Plant Protection Product List. Pesticides shall be used only where specified or approved, and then only suitable products as permitted under legislation or Government regulations.

All fertilisers are to be applied by qualified staff to avoid the action of plasmolysis. Top soil to be tested and approved by a Top Soil Analyst and any required amelioration or soil improvements to be carried out in line with Analyst's report, if necessary, according to BS 4428: 1989 'Code of Practice for General Landscape Operations'. All top soil to conform to BS3882:2015 - Specification for Topsoil.

All Plants shall be of the size stated, shall conform to BS 3936 - Part 1: Nursery stock specification for trees and shrubs.

All tree works shall conform with BS 8545:2014 Trees: from nursery to independence in the landscape - Recommendations.

Planting objectives:  
To assist in visual screening of the proposed development site from surrounding road network and dwellings through retention of existing trees, new woodland belts and augmentation of existing hedgerows with additional native species planting. Planting species based on Pollinator Friendly Planting Code" in the All-Ireland Pollinator Plan 2015-2020".

Existing Trees and boundary hedgerows are to be retained and protected in accordance with BS 5837:2012 Trees in relation to design, demolition and construction: Recommendations. Adequate protective fencing, as illustrated in Figs 2 & 3 of BS5837:2012, will be maintained between scaffolding and adjacent trees.

Ground Preparation  
Prior to cultivation, planted areas shall be cleared of all loose debris, rubbish, stones over 25mm in diameter, roots, and other extraneous matter. Grass and weeds shall be sprayed with 'Glyphosate' or similar COSHH approved herbicide. Planted areas to be cultivated to a depth of 300mm by hand or rotovator, incorporating planting compost, soil improver and fertilizer base dressing of the types. The topsoil shall have been reduced to a fine tilth on completion of the cultivation works. Topsoil Depths: spread over prepared subsoil in layers to a minimum depth of 250 mm, each layer firmed before spreading the next. Overall minimum depths after firmed and settlement to be:

Shrubs Planting - 250mm  
Grass areas - 250mm

Maintenance  
Initial landscape operations will be undertaken by an ALCI member. The Contractor will be responsible for plant establishment and one year of establishment maintenance. Any trees or shrubs dying, damaged or removed will be replaced in the following planting session with plant of similar size and species.

SITE LAYOUT UPDATED	CT	07.06.21	B
AMENDEDMENTS TO OPEN SPACE WITHIN ST COLUMBAS GREEN	AB CT	22.04.21	A
PRE PLANNING	AB OC	12.02.21	X
Revision Details	By Check	Date	Rev

Status: PLANNING

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Client : Steinfort Investments Fund

Project:	Residential Development Clonminch Road, Tullamore, Co.Offaly		
Title:	St Columba's Green - Open Space Landscape Plan		
Scale@A1: 1:250	Date: February 2021		
Dwg.no: 6473-L-307			