

APPENDIX 04

Landscape & Visual

- Appendix 4-1 – Landscape Policy Analysis & Drawings – Forestbird Design



LANDSCAPE POLICY ASSESSMENT

The proposed development site is uniquely positioned in terms of current policy. At publication of the most recent development plans it was located within Cork County Council jurisdiction. It has since been integrated into the Cork City boundary. As a result, the Cork County Development Plan 2014-20 is still relevant, yet cognisance of the Cork City Development Plan 2015-21 must be considered. This section looks at the pertinent landscape policies from each plan and how applicable the content is to the site.

NATIONAL POLICY

The National Planning Framework 2040 addresses high level landscape policy, but emphasises the need for enhancing the personal experience in urban places (Part 4) and Green Infrastructure planning (Part 9).

The proposals aim to comply with Objective 1 of the *National Biodiversity Action Plan 2017-21*, which highlights the following need: *Green Infrastructure is a strategically planned network of natural and semi-natural areas with other environmental features designed and managed to deliver a wide range of ecosystem services such as water purification, air quality, space for recreation and climate mitigation and adaptation.*

Of national guidelines, the *Design Manual for Urban Roads and Streets (DMURS)* plays a very large role in the landscape, dictating design templates for pedestrian and vehicular interaction and design of public space. Most pertinent information is contained in Part 4 - Street Design.

CORK COUNTY DEVELOPMENT PLAN 2014

The following Policy Objectives have been targeted in Chapter 1 for specifically incorporating into the landscape design:

- HOU 3-1: Sustainable Residential Communities (walking and cycling)
- HOU 3-2: Urban Design (taking account of DMURS)
- SC 5-2: Quality Provision of Public Open Space (links)
- TM 2-1: Walking (coherent network and bus stop access)
- HE 2-3: Biodiversity outside Protected Areas (hedgerows, tree lines)
- HE 4-6: Design and Landscaping of New Buildings (part D)
- GI 6-1: Landscape (sustainability and tree protection)
- GI 7-4: Development on Approaches to Towns and Villages (setting)

Volum 2 identifies the sensitivities of Protected Structures, Architectural Conservation Areas, Nature Conservation Sites and Scenic Routes. Impact on these must be considered. Drawing L3 makes this assessment. As an example of more detailed policy context, Scenic Route no. 39 would be one of the more closely reviewed receptors. When reading the SR39 description (blue table, top of page), the presence of 'settlement' and 'urban areas' form part of the scenery. This provides a framework into the type of landscape the scheme is being introduced to, which is different than characteristics of other designated Scenic Routes.

Scenic Route	Does Route Run Through or Adjoin High Value Landscape	Does the Route Adjoin a NHA, pNHA, cSAC, SPA or pSPA	Landscape Type(s) Route Runs Through	Overall Landscape Value	Main Features of Land Cover	Description & General Views Being Protected	Structures of Historic or Cultural Importance Visible from Route	Key Characteristics of Land Use	Is There a Sense of Remoteness as you Travel the Route	Rural Character
S39	Yes	pNHA Blarney Castle Woods	Type 6A Broad fertile lowland valleys & Type 1 City harbour & estuary	High - Very High	Settlement, residential development, pastoral fields and trees	Local Road and R617 Regional Road between Clogheen, Tower and Blarney and the road to Blarney Lake, Views of the settlements of Ballincollig, Tower & Blarney, Castle & the Lee Valley	Tower Bridge, a Protected Structure	Urban area of Tower, Kerry Pike, one-off housing and limited agriculture	No	Not Prevalent

Extract from Volume 2 of the Cork County Development Plan 2014 of the Scenic Route profiles. This table identifies the characteristic features inherent in the route and the important qualities to retain or enhance.

BLARNEY MACROOM LOCAL AREA PLAN 2017

The site is included within the settlement boundary of Tower, which is identified as a 'Key Village'. Within the Tower description, there is no specific mention of *Landscape*. But, it does allude to "quality of life" elements, making reference to the following:

Part 4.8.18 - The "small but important neighbourhood centre" in Cloghroe.

Part 4.8.20 - The opportunity for a cultural facility closer to Blarney, but complemented by "...improvement of off road pedestrian and cycling facilities, improved footpaths and improved ranges of children's play facilities."

Part 4.8.21 - "The village is quite well provided for in terms of recreational activities..." and ample open space has been zoned for within the plan.

Part 4.8.27 - The Owennagearagh River "is at risk from urban and agricultural discharges".

DEVELOPMENT PERTINENCE - In terms of landscape relevant to this site and in support of the vision for Tower described in Part 4.8.1, we would interpret the above as translating into the following parameters:

+ (responding to 4.8.18) - The term 'important' as applied to the neighbourhood centre indicates an accepted urban retail core distinctly separate than the retail at the other end of town. Support and strengthen it by providing an improved local base. Make it convenient by encouraging pedestrian use of the village centre and access across the R617.

+ (responding to 4.8.20) - Provide a cycle lane and footpath along the (uphill) western edge of the R617. Offer children's play facilities that are creative and an alternative to standard play areas.

+ (responding to 4.8.21) - A large pitch or regional park is undesirable at this location.

+ (responding to 4.8.27) - Include landscape solutions that would filter surfacewater for improved water quality and reduce flow during storm events.

CORK CITY DEVELOPMENT PLAN 2015-21

As the site will fall under the jurisdiction of Cork City Council, large scale objectives of their development plan should also be adhered to. The site has no specific landscape designation in the County development plan and would not be anticipated to have any in the City plan. In terms of landscape, the pertinent City Objectives would include the following:

OBJECTIVE 10.8 - Non Designated Areas of Biodiversity Importance

- a. To work with (landowners) to identify, protect, manage and enhance sites of local biodiversity value.
- c. To encourage the management of features which are important for flora and fauna.

OBJECTIVE 10.10 - Trees and Urban Woodland

- a. To protect and enhance the city's tree and urban woodlands.
- d. To ensure that new development benefits from adequate landscape structure/ tree coverage.
- f. To promote the planting of native deciduous trees and mixed forestry in order to benefit biodiversity.

OBJECTIVE 11.1 - Recreational Infrastructure Strategic Objectives

- d. To ensure that play provision meets the needs of all age groups to best practice standards in terms of quantity, quality and accessibility.
- g. To ensure that the network of green infrastructure linkages are protected and enhanced to provide for movement and ecological networks... so that people have access to nature close to home.

OBJECTIVE 11.7 - Public Open Space

- d. Enhance and protect natural features and views and be set in safe and secure environments, accessible to and enjoyed by all sectors of the community.

OBJECTIVE 11.15 - Children's Play Facilities

Provide play facilities in new developments... of 75 units and over. ...And be provided within easy walking distance of home or within the curtilage of apartment blocks.

ARBORICULTURAL IMPACT ASSESSMENT - TREE RETENTION and REMOVALS

CONCEPT

The proposed development is well-designed in that it retains a large majority of the trees on site, in particular, all of the mature native Oak and Ash that are more than a century old. Effort has been made to retain the central hedgerow in its entirety, give it green space and present it as a feature.

Most of the removals consist of undesirable non-native trees, the bulk of which are located along the R617. This allows a new streetscape to evolve with more amenable tree species and potential for improved biodiversity. A portion of the Wet Willow woodland is designated for removal. This loss should be compensated for with wetland habitat nearby.

Tree protection fencing will be installed prior to the commencement of construction. Mesh fencing at 2m offsets to the hedgerows will prevent storage of materials or alteration of ground levels in close proximity to the trees. An open mesh will allow light and air to circulate naturally so as not to impede localised habitat.



Any tree NOT highlighted by dashed orange lines will be retained within the scheme and protected during the construction phase

Entire central hedgerow and stone ditch retained

road located at gap in hedgerow

Cluster no.5
Non-native Monterey Cypress and Poplar treeline (WL2) removed as inappropriate species in development context

Cluster no.1

Cluster no.2

Cluster no.4

Cluster no.3

retained

Mixed Sitka Spruce, Fir and Willow at roadside removed to facilitate R617 improvements and retail development

75% of non-native Sycamore Broadleaved Woodland (WD1) removed to facilitate subsurface stormwater tank

25% of Wet Willow Woodland (WN6) removed to facilitate road



ARBORICULTURAL IMPACT ASSESSMENT - TREE CLUSTER DETAILS

OVERVIEW

Having been used as grazing land for decades, tree coverage on site is generally limited to boundaries. One area of broader tree coverage occurs adjacent to the R617, evolving since road improvements in the latter part of the 20th century.

This assessment presents the existing conditions (drawing L102) and the anticipated removals (drawing L103) as a result of development. There are two key components of the proposals that illustrate the intent to retain the vast majority of existing trees.

1) The scheme is designed to provide public open space and an amenity path along the western boundary stream. This protects tree root zones.

2) The central hedgerow is retained and buffered by public open space, protecting tree root zones. The proposed road is aligned with a gap in the hedgerow.

Protection of these two areas means that 100% of the trees of merit will be retained and protected. With over 200 native hedgerow trees on site and full protection of them, a Tree Survey Report that details each tree individually is unnecessary. The trees to be removed do not contain individual specimens, but instead function as groups of trees. The groups of trees to be removed are presented below.

REMOVALS

Tree removal consists of 3 no. full cluster removals and 2 no. partial cluster removals. Beyond these clusters, no individual trees will be removed. The 5 no. clusters are described below.

Tree Cluster no. 1

Tree Species: Sitka Spruce and Fir (*Picea sitchensis*, *Abies grandis*)

Estimated Age and Height: 30 years, 8-10m

Habitat Value: Poor

Description: These are commercial woodland species, but planted as a roadside hedgerow and not a plantation. They are evergreen and create a dense visual screen. They are non-native and have suppressed the development of a biodiverse understorey. They are green, but not a contributing factor to the R617 character.

Long-Term Prognosis: These should be removed in the near future, whether there is development or not. They are approaching the age where windthrow becomes a concern. They are periodically used as perches by crows and pigeons (as are ESB wires), but have otherwise low habitat value.

Tree Cluster no. 2

Tree Species: Willow (*Salix caprea*, *Salix cinerea*)

Estimated Age and Height: 30 years, 5-8m

Habitat Value: High

Description: This cluster appears to have colonised a disturbed piece of ground at one distinct point (likely R617 road improvements). The Willows are native and are early to flower, providing a valuable nectar

source. They have good habitat value, but offer an 'unkempt' aesthetic along an urban fringe and are consequently not a contributing visual factor to the R617 character.

Long-Term Prognosis: The Willow cluster would likely live for decades, as they are good at regenerating. However, given the current growth, the production of future specimens of merit is unlikely and will ostensibly perform as a cluster of plants. Their removal results in immediate habitat loss, but their value is easily replaced and new clusters closer to the stream would be more beneficial.



View of tree clusters no 1 and 2, from within the site. The conifers of Cluster no.1 are to the right and Willows of Cluster no. 2 to the left.

Tree Cluster no. 3

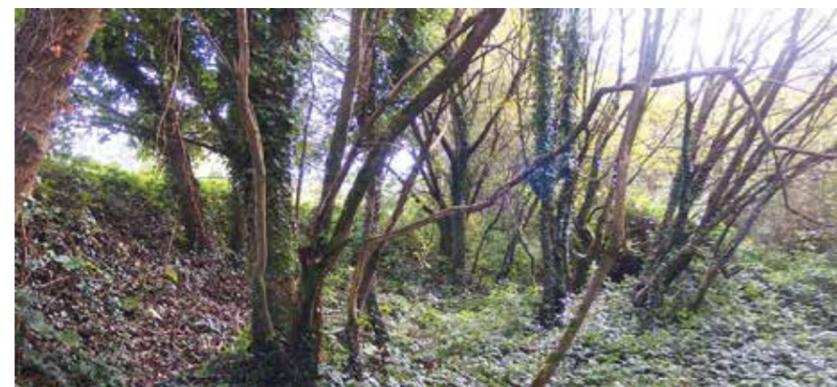
Tree Species: Sycamore, Poplar (*Acer pseudoplatanus*, *Populus nigra*)

Estimated Age and Height: 30 years, 8-10m, 18m (Poplars)

Habitat Value: Low

Description: This is a uniform canopy of non-native deciduous trees. 90% are Sycamores, resulting in the cluster being a monoculture (single species). The trees appear to have arisen after improvements to the R617 and offer some habitat value, particularly with the Ivy understorey, but limited as a monoculture. The low activity in the Bat Survey report for this area substantiates this. The trees contribute to the R617 character with an attractive canopy.

Long-Term Prognosis: The cluster could easily live for another century. But without intervention, it would remain a monoculture, creating a dead zone in the biodiversity link. Full removal would have a negative impact. Ideally, partial removal and replacement with a new mixed native woodland species combined with select Poplar and Sycamore retention would prove a beneficial balance.



Cluster no.3 as viewed internally, with few dominant stems.

Tree Cluster no. 4

Tree Species: Willow (*Salix caprea*)

Estimated Age and Height: 25-30 years, 4-6m

Habitat Value: High

Description: This area of trees is also a monoculture, but with a high biodiversity value. Given the ages of the trees, the Wet Willow woodland (refer Ecology report) appears to have flourished after improvements to the R617. Portions of the core of the cluster are perpetually wet and the presence of dead trees alludes to the theory that drainage has likely degraded over time.

Long-Term Prognosis: The cluster provides a high, diverse habitat value and could continue for decades. Without management, more of the trees are likely to die, which could impact diversity. Full removal would have a significant negative impact. Ideally, removal of some struggling plants combined with drainage management will result in a healthier wet woodland and improved biodiversity future.

Note, an image of these trees can be seen on drawing L105.

Tree Cluster no. 5

Tree Species: Monterey Cypress (*Cupressus macrocarpa*)

Estimated Age and Height: 60-70 years, 16-22m

Habitat Value: Low

Description: A non-native evergreen planted as a wind shelter, likely in the mid-twentieth century (fashionable as a quick screen at the time). They have a low habitat value, but are attractive perches for larger bird species.

Long-Term Prognosis: The trees are visible from the surrounding countryside and screen the farm shed. They have reached a stage where they are heavy trees and periodically lose large branches. They could live for a century, but could be dangerous in a residential setting. Fostering large canopy native varieties would have a significantly greater habitat benefit than retention of these trees.



Cluster no.5 sheltering the farm shed; proposed for removal.

CONCLUSION

The proposed development is well-designed to protect the key trees on site. The clusters of trees to be removed are primarily non-native, with only a modest degree of habitat value. The high quality wet woodland is being 75% retained, with a link to new native woodland where Sycamores are being removed. Consequently, the proposals have a low degree of impact on existing tree habitat, which is substantially improved when the landscape scheme is implemented.

Notes

1. This report to be read in conjunction with maps on drawings L102 and L103. For location of tree clusters on plan, refer dwg. L103.



Tree Protection Fencing - Standards

Fencing shall consist of min. 1.8m high panels, chainlink with galvanised posts, or similar material allowing sunshine and wind to filter through. To minimise root disturbance, fence footings shall be concrete blocks, or similar, that sit on the surface and are not installed in the ground. The fencing shall not be moved, even temporarily, during construction and under no circumstances shall materials be stored under the tree canopies. The landscape architect or horticulturalist should be consulted prior to any proposed alteration to the protection fencing. Refer BS 5837 Code of Practice for Trees in Relation to Construction for best practice standards.

Tree Protection Fencing - Construction Notes

- 1) The fencing shall be maintained in good and effective condition for the duration of construction activities.
- 2) The following measures shall also be adhered to:
 - a- Materials are never to be stored within the canopy of the tree;
 - b- No oil, tar, bitumen, cement or other deleterious material shall come in contact with the ground within the root zone;
 - c- Trees to be retained shall neither be used as anchorages or support mechanisms for equipment or services nor utilised in any other construction activities;
 - d- No notices, telephone cables or other services should be attached to any part of the tree;
 - e- Soil levels are to be maintained as existing within the protection fencing. The majority of roots lie within the upper 500mm of the soil. Any alteration to soil levels within the root zone must be agreed with the landscape architect prior to excavation.

Landscape Programme of Implementation

1. Install tree protection fencing to western boundary and central hedgerow, prior to commencement of construction.
2. Remove topsoil and stockpile for later use. Store in an area safe from vehicular traffic. Do not drive vehicles or store machinery or materials on reserved soil.
3. Re-grade central attenuation basin early in the project and seed with native wildflower seed; to enable establishment of vegetation prior to intensification of use.
4. Upon completion of blocks of buildings, install plant material within first available planting season (Nov-Mar).
5. Prior to the commencement of site works, mitigate potential sediment migration by installing a filter fence or other local authority approved sediment control system, adjacent to the west boundary stream.
6. Upon completion of vehicular area and kerbs, install remaining landscape elements including play areas, picnic areas, trees and associated shrubs. Stake all trees and top all interior planting beds with mulch.
7. Fine grade disturbed fringe areas and seed with Irish grass seed once areas are available and free from future construction traffic or storage.
8. Implement a programme of aftercare for a minimum of 12 months after project completion and ensure that any dead plants or trees are replaced within the nearest planting season.
9. Ensure a maintenance regime is in place, regularly tending to planting beds and new tree installation, to optimise health and longevity.



Stepped access to amenity path

AMENITY no. 2 - Central Amenity Green designed as a large, level lawn for informal use and overlooking biodiversity corridor, 4 no. seat benches and 1.2m protection fence

AMENITY no. 3 - Children's Swings and Picnic Area a 300 sq.m. space designed as an active family area; 3 no. swings for various ages (toddler, primary school, teenagers/adults); 4 no. picnic tables

22 no. car park bays installed as permeable unit pavers; to aid in stormwater filtration

Woodland Enhancement Planting includes:
 10 no. Aln glu (60/90)
 20 no. Bet pub (150/200)
 10 no. Cor ave (60/90)
 20 no. Ile aqu (30/40)
 10 no. Mal syl (100/125)
 5 no. Pru avi (60/90)
 10 no. Que rob (60/90)
 20 no. Sal aur (60/120)
 50 no. Sal cap (60/120)
 25 no. Sam nig (60/90)
 25 no. Vib opu (60/90)

Timber and steel pedestrian bridge over (e) field drain as amenity path link

Plan Enlargement L110

These units accessed from stream side amenity path with garden offsets

AMENITY no. 6 - Apartment Courtyard with seatwalls, small toddler play area, bbq zone and secure bicycle parking

Tree planting within 5m of west boundary stream to be native species

1.2m high timber rail fence, backed by thicket of native shrubs (Blackthorn, Euonymus, Holly, Gorse); managed at 1.5m height as part of car park; refer Arch dwg. 20068/P/004 for full proposals of internal boundaries

All trees along the western boundary to be retained as-is (existing trees indicated by green outline)

No tree planting over subsurface stormwater reservoir (blue dashed line); shrubs only, in beds, refer dwg. L113

Car parking bays in main car park laid to permeable unit pavers; aisles laid to standard tarmac

Edge of car park retained with a cast-in-situ conc. wall topped by a timber panel fence, as visual screen and sound absorption, 1.8m combined above car park level, refer dwg. L112

(e) Boundary ditch and hedgerow retained as-is; low ground north of ditch resculpted to shed residual water away from ditch; refer dwg. L112; green buffer between ditch and car park wall planted with:
 25 no. Downy Birch (BP, 14-16cm)
 75 no. Willow (SC, 200/250cm ht)
 25 no. Holly (IA, 30/40cm ht)

(e) Boundary tree line retained as-is; (p) 2.1m timber panel fence erected at rear gardens, on the south side of the tree line

12 no. car park bays installed as permeable unit pavers; to aid in stormwater filtration

AMENITY no. 4 - 50 lin.m boardwalk through (e) wet Willow woodland

2.0m wide amenity path laid to coloured tarmac in the east woodland section

Area of removed Sycamore woodland (to accommodate underground stormwater storage tank) to be replaced with new native deciduous woodland
 150 no. Aln glu (200/250)
 150 no. Bet pub (60/90)
 90 no. Cor ave (125/150)
 15 no. Fag syl (6-8)
 50 no. Ile aqu (30/40)
 75 no. Mal syl (60/90)
 30 no. Que ile (125/150)
 100 no. Que rob (120/150)

Modified bus stop to replace existing, with pull out lane and new bus shelter

Retained portion of (e) Sycamore woodland; all roadside Poplars retained

Steps with handrail from amenity path, as shortcut to bus stop

AMENITY no. 5 - 300 sq.m. Natural Play area tucked within new native woodland; bark mulch surface finish

New 2.0m wide conc. footpath

1.0m wide grass verge with public lighting

2.0m wide cycle lane for uphill climbing

For Creche area detail, refer dwg. L109

Plan Enlargement L109

Public seating nook set in pollinator garden with 2 no. seat benches and a public art feature as placemaking

Creche garden surrounded by 1.8m high conc. wall, rendered and painted

Dashed line indicates potential future expansion to accommodate an additional bus lane (dashed line becomes edge of footpath)

Retail forecourt finished in select conc. paving flags (sim. to dwg. L109); incl. avenue tree planting and 2 no. seat benches and community signage; provides space for temporary stalls

Perimeter of retail entrance separated from vehicles by means of stainless steel bollards

Raised table crossing at retail entrance for level pedestrian access, laid to contrasting coloured unit pavers

Cafe forecourt finished in select conc. paving flags (sim. to dwg. L109); incl. avenue tree planting and 2 no. seat benches

(e) Oak trees retained with min. 4m offset to hardsurfacing

Conc. footpath extended to Senandale estate in (e) road verge; (e) boundary wall and hedge retained as-is

Tree Planting Schedule (325 no. semi-mature and specimen trees)

Abbreviation	No. of Trees	Tree Description
AG	3	Alnus glutinosa (Alder, 10-12cm girth BareRoot)
AC1	4	Acer campestre 'Elsrijk' (Field Maple, 16-18cm girth RootBall)
AC2	18	Acer campestre 'Elsrijk' (Field Maple, 12-14cm girth BR)
AP1	6	Acer platanoides 'Emerald Queen' (Norway Maple, 16-18cm girth RB)
AP2	12	Acer platanoides 'Emerald Queen' (Norway Maple, 12-14cm girth BR)
AR	6	Acer rubrum 'October Glory' (Red Maple, 12-14cm girth RB)
BC	17	Betula costata (Golden Birch, 10-12cm girth BR)
BP	27	Betula pubescens (Downy Birch, 14-16cm girth BR)
CB	11	Carpinus betulus 'Fastigiata' (Fastigiate Hornbeam, 12-14cm girth RB)
CJ	2	Cercidiphyllum japonicum (Katsura Tree, 16-18cm RB)
CA	3	Corylus avellana (Hazel, 300/350cm ht., multi-stem BR)
FS	7	Fagus sylvatica (Beech, 18-20cm girth RB)
LS	3	Liquidambar styraciflua (Sweet Gum, 16-18cm girth, RB)
MD	8	Malus domestica (Mixed variety Apple trees, MM106 rootstock)
MS	16	Malus 'Evereste' (Flowering Crabapple, 10-12cm girth BR)
MK	1	Magnolia kobus (Magnolia, 14-16cm girth RB)
NA	1	Nothofagus antarctica (Arctic Beech, 450/500cm ht. multi-stem)
PS	3	Pinus sylvestris (Scots Pine, 150/175cm ht. RB)
PA	17	Prunus avium 'Plena' (Flowering Cherry, 10-12cm girth BR)
PY	7	Prunus yedoensis (Yoshino Cherry, 14-16cm girth RB)
QI	2	Quercus ilex (Evergreen Holm Oak, 175/200cm ht. RB)
QP	2	Quercus palustris (Pin Oak, 14-16cm girth RB)
QR1	5	Quercus robur (Pedunculate Oak, 20-25cm girth specimen RB)
QR2	18	Quercus robur (Pedunculate Oak, 12-14cm girth RB)
SB	1	Salix babylonica (Weeping Willow, 18-20cm girth RB)
SC	75	Salix caprea (Goat Willow, 200/250cm ht. feathered transplant)
SA	17	Sorbus aucuparia (Rowan, 10-12cm girth BR)
TCG	14	Tilia cordata 'Greenspire' (Small-Leaved Lime, 12-14cm girth BR)
TCR	19	Tilia cordata 'Roelvo' (Avenue Lime, 10 no. 14-16cm RB)

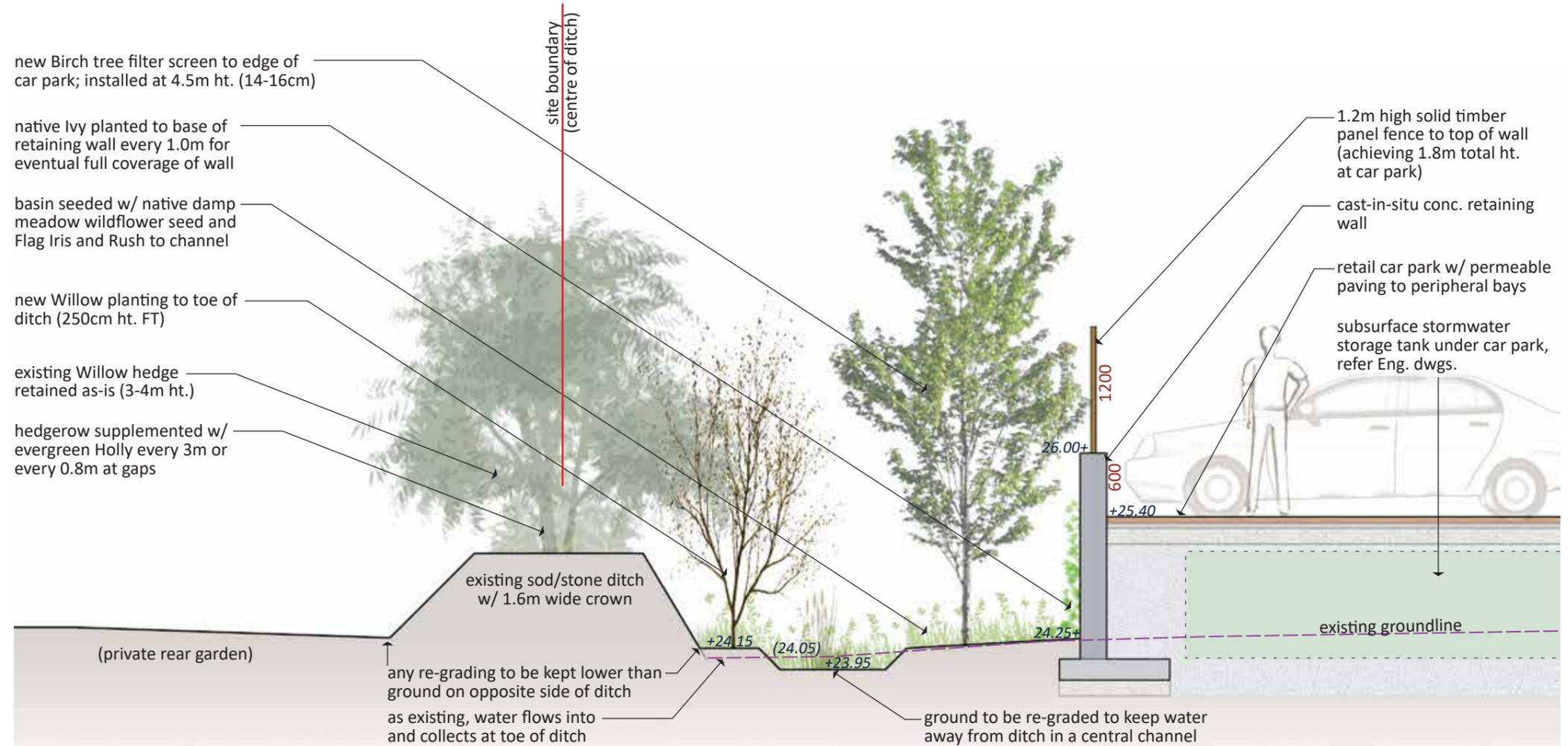
Green dot (●) denotes small trees with a mature canopy less than 5m dia. after 25 yrs.
 Brown dot (●) denotes medium trees with a mature canopy of 5-8m dia. after 25 yrs.
 Blue dot (●) denotes larger canopy trees, but are typically slower growing.

Woodland Planting Schedule (625 no. bareroot whips and transplants)

No. of Plants	Planting Description
40	Alnus glutinosa (Alder, 200/250cm 2+2 BR)
20	Betula pubescens (Downy Birch, 150/200cm 2+1 BR)
35	Corylus avellana (Hazel, 125/150cm, 3yr Feathered Transplants)
25	Crataegus monogyna (Hawthorn, 60/90cm 1+1 BR)
50	Euonymus europaeus (Spindle, 40/60cm 1+1 BR)
60	Ilex aquifolium (Holly, 30/40cm ht. RootBall)
15	Malus sylvestris (Flowering Crabapple, 100/125 1+2 BR)
10	Populus tremula (Quaking Poplar, 10-12cm girth, BR)
20	Prunus avium (Wild Cherry, 125/150cm 2+2 BR)
50	Prunus spinosa (Blackthorn, 60/90 1+1 BR)
25	Quercus robur (Pedunculate Oak, 200 no. 120/150 1+2 BR)
75	Salix aurita (Eared Willow, 60/120 0+1 BR)
100	Salix caprea (Goat Willow, 60/120 0+1 BR)
50	Sambucus nigra (Elder, 60/90 0+1 BR)
50	Viburnum opulus (Guelder Rose, 40/60 1+1 BR)



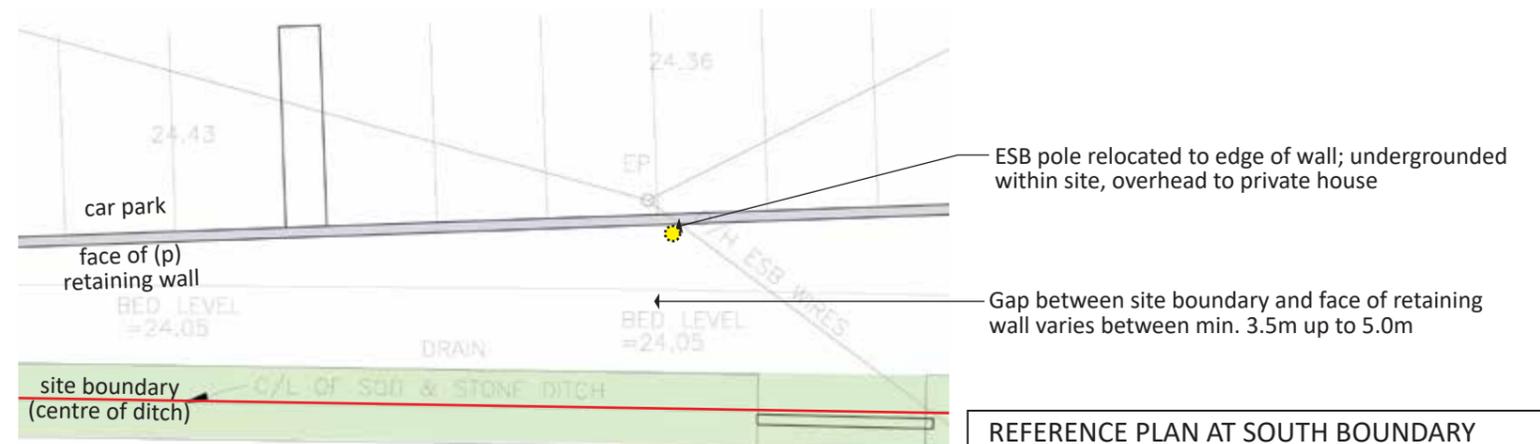
Example of conc. retaining wall topped with a timber panel fence. Proposed fence will be double-sided for presentation and full visual screening.



SECTION THROUGH BOUNDARY LOOKING WEST



Image of south boundary as viewed from within site.



REFERENCE PLAN AT SOUTH BOUNDARY

Extract of layout plan superimposed on site survey. This portion of boundary generally represents the extent of the image in the photo at left.