City Park Development

AT THE FORMER TEDCASTLES SITE, CENTRE PARK ROAD, CORK CITY

MARCH 2022 / PROJECT NO. 7248

LANDSCAPE DESIGN STRATEGY

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1.0 Introduction

The Application Site is located at the eastern end of the South Docks Cork adjacent to the former Ford Distribution site and Marina Park. The site is characterised by derelict and industrial and lies next to the River Lee.

The proposed development entails the following:
Demolition of the existing structures on site and the construction of a strategic housing development of 823 no. apartments, resident amenity and ancillary commercial areas including childcare facilities. The development will comprise 6 no. buildings ranging in height from part 1 no. to part 35 no. storeys over lower ground floor level. The proposed development also comprises hard and soft landscaping, pedestrian bridges, car parking, bicycle stores and shelters, bin stores, ESB substations, plant rooms and all ancillary site development works. Vehicular access to the proposed development will be provided via Centre Park Road.

The Landscape design principles coordinates with the design principles previously established in the former Ford Distribution site.

Application Site Area

Lands in applicants ownership

View along the RIver Lee from Marina Park

2.0 Site Context

The site is located in the Docklands area of Cork City, edged by Centre Park Road to the south, Marquee Road & Páirc Uí Chaoimh further to the east, a small stream and Monahan Road to the south and ESB lands to the West. Marina Park and River Lee are within a short walking distance.

The Application Site is located within the North and South Docks area that is described as a "… major new mixed-use quarter is the most significant sustainable development opportunity for the City Region". (CCDP 2.23). Note the CCDP largely defers to the associated South Docks Local Area Plan 2008 (SDLAP) in terms of detailed planning strategy for this area.

Within CCDP Volume 2, the relevant maps indicate the zoning objectives for the City Centre and Docklands. The maps annotate the site as follows: -

- The Application Site carries zoning for a Neighbourhood Centre (Zone 9), Public Open Space (Zone 14), Mixed Use Development (Zone 16) and Schools (Zone 18);
- A proposed Amenity Route to the immediate north of the Application Site on the embankment towards the River Lee (correlating with CCDP Objective 11.13 Amenity Routes for a connection link from Albert Quay to Marina via Kennedy Quay and South Jetties along River Lee south bank);
- The landscaped embankment towards the River Lee shore is designated as an Area of High Landscape Value but this does not extend into the Application Site;
- The Proposed Development site is not located within any Landscape Preservation Zone, Historic Street Character Areas or Architectural Conservation Areas; and
- A "Proposed Tall Building Location" is indicated to the east of the north-eastern boundary.

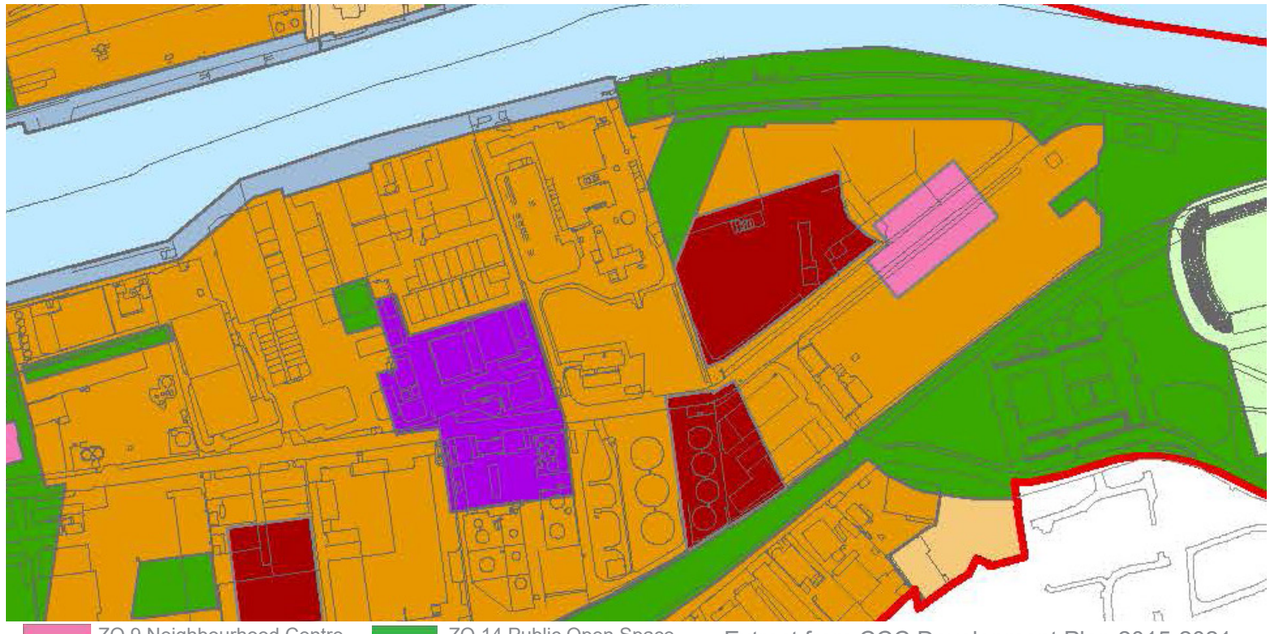
CCDP Objective 13.27 out the following with regards to the South Docks: -

a) Promote development of the South Docks as a new urban quarter, with initial emphasis on those areas that can be developed without major infrastructural investment;

b) Review the South Docks Local Area Plan and consider whether it needs to be amended to take account of changed circumstances including reviewing the proportional mix and density of uses in different precincts and related infrastructural requirements;

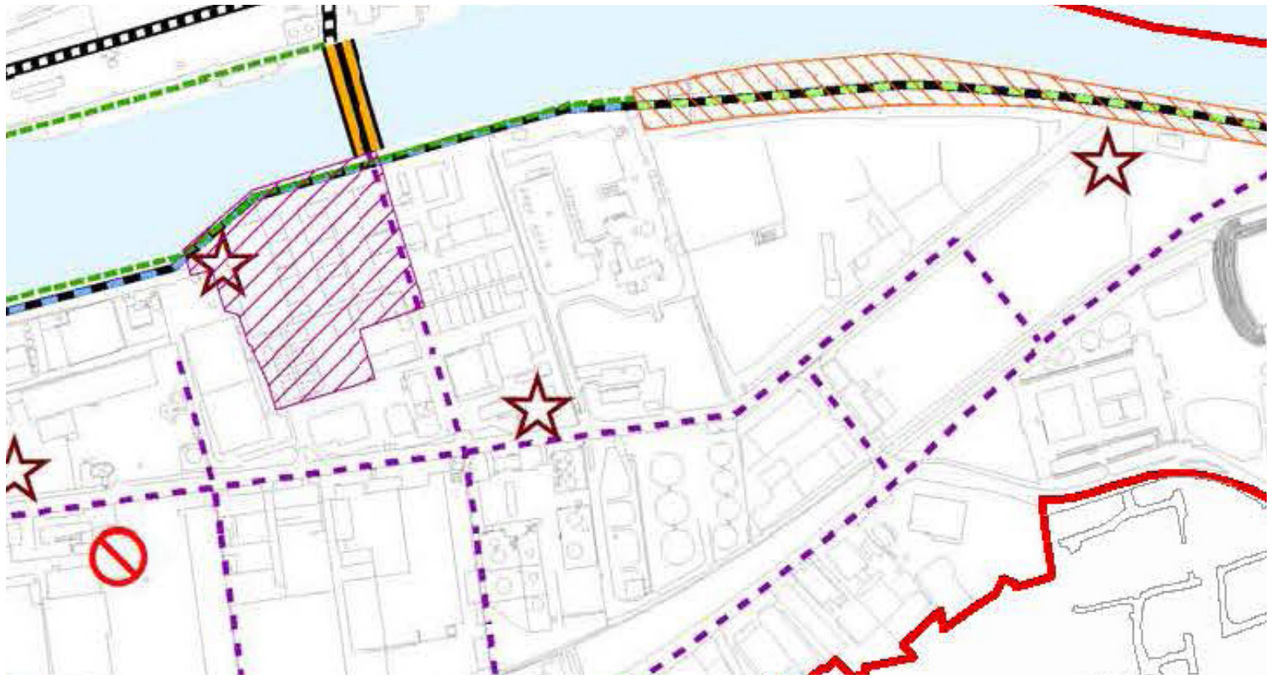
c) Support the upgrade of recreational and amenity facilities at Marina Park, Pairc Uí Caoimh and Monahan Road over this Plan period; and

d) Work with key stakeholders to overcome barriers to development of South Docks.



ZO 9 Neighbourhood Centre
ZO 14 Public Open Space
ZO 16 Mixed Use Development
ZO 18 Schools

Extract from CCC Development Plan 2015-2021
Map 1 - City Centre and Docklands Zoning Objectives

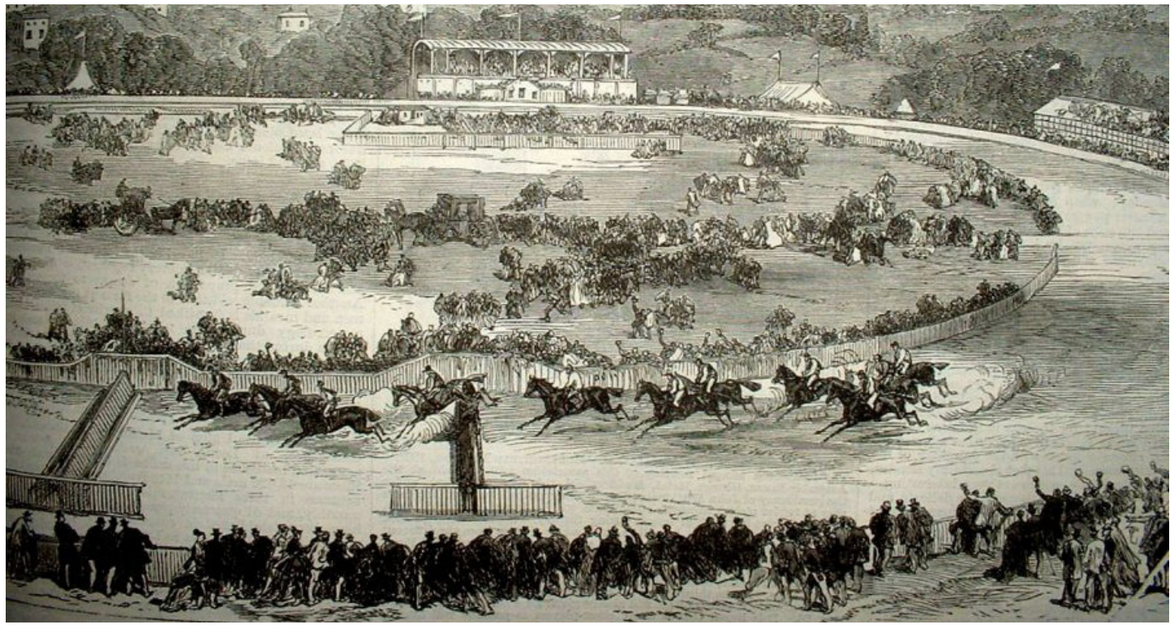


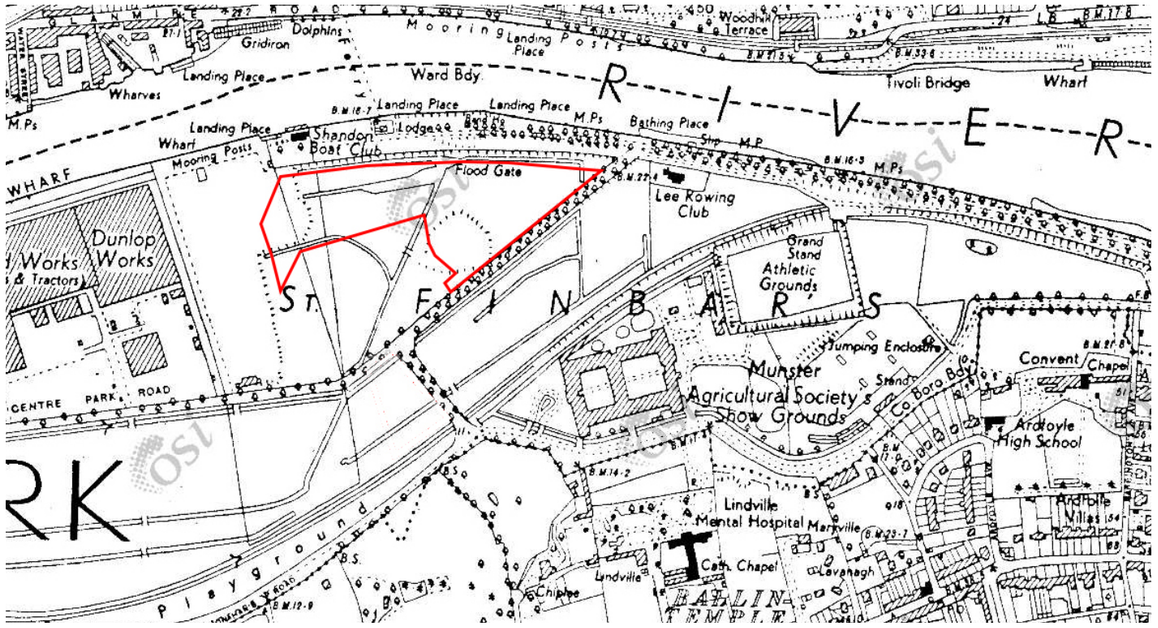
Indicative New Streets
Amenity Routes and Areas of High Scenic Landscape Value
Proposed Tall Building Locations

Extract from CCC Development Plan 2015-2021
Map 2 - City Centre and Docklands Zoning Objectives

3.0 Site History

The Application Site is located approximately 2km east of the Cork city centre at the eastern end of Cork's south docklands. It lies to the south of the River Lee on a site of the former City Park which hosted national racehorse meetings. In 1916 Cork Corporation approved a proposal for the redevelopment of the racecourse into a factory and it became a large industrial and manufacturing site. Today, the site is a vacant plot with a brownfield post-industrial use character.





Historic map & Application site

Historic maps from the early 19th century show the site as open ground between the River Lee and a South Channel that formerly existed to the south on and near the alignment of what is now Monahan Road. Ordinance Survey Ireland (OSI) historical maps show the site annotated as part of City Park in the 1831-1846 1st Editions though it is presented as featureless apart from a formalised embankment and ditch to the east (no longer evident) and a path annotated along the River Lee edge to the north called Navigation Walk.

At the end of the 19th century show the site included parts of the City Park Racecourse which hosted national racehorse meetings between the 1860s and 1917. On the nearest section of the River Lee, there are annotations relating to band places, bathing places, lodges, landing places and boat houses suggesting a high level of leisure-related amenity in this area. To the south, the Centre Park Road is depicted in part and the Cork, Blackrock and Passage Railway is aligned in part on Monahan Road. The site's use changed significantly from 1917 when it became a large industrial and manufacturing site related to the Ford and Dunlop Works located in large scale buildings at what is now the Marina Commercial Park, just over 200m to the west of the Application Site. Centre Park Road is shown as a tree-lined street by this time.

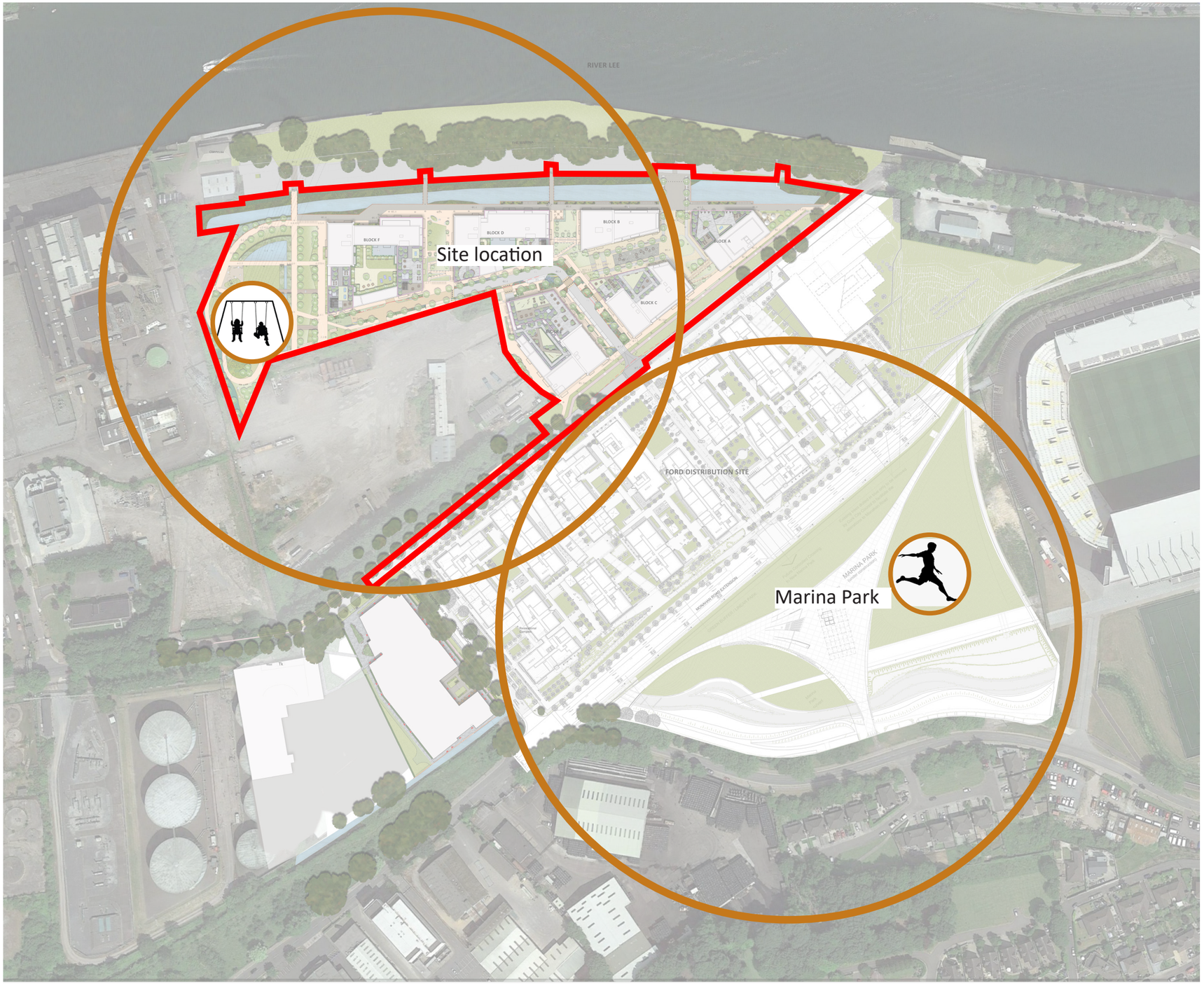
During the early to mid-20th Century, the port area became heavily industrialised and the site ultimately became part of the Tedcastle Oil Depot. In the early 1980s, the city was adversely impacted by de-industrialisation with the closure of factories, including the Ford operation (in July 1984) in the vicinity of the Application Site leading to a decline in use of the South Docks landscapes. The site today has no specific land-use and is a brownfield site. There are some remnant industrial buildings, oil tanks, containers, barrels and weighbridges but it has not been subject to any management or use for some time and scrub, low perennial weed, grass and moss has colonised and masked extensive surface areas.

4.0 Site Assets & Constraints

A Tree Survey (May 2021) was undertaken by Arboriculture Consultant Andy Boe Independent Arboricultural Consultant of the Application Site and identified a population of approximately 208 no. trees surveyed as individuals and groups. The following summarises the key findings:-

- The tree population has arisen through a combination of deliberate planting and self-seeding;
- The amenity value of the majority of the trees should be considered low to medium due to being mostly self-seeded and unmaintained;
- The remaining contribution of the majority of the trees is very limited;
- The most common trees were Leyland Cypress, Goat Willow and Hawthorn;
- The tree population has a diversity of ages with the majority being mature;
- 9% of the trees were assessed as being dead;
- 7% are classed as B. Trees assigned to this category include healthy attractive trees with remediable defects that are in a condition as to be able to make a significant contribution for a minimum of 20 years.
- 76% of the trees have been categorised as C. Trees in this category include unremarkable trees of limited merit, small-growing, young species which have a relatively low potential amenity value, and low landscape benefits; and
- 17% of the trees have been categorised as U. Trees assigned to this category are in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years and/or are unsuitable for retention in the proximity of new dwellings or areas of public open space.

The most appreciable trees locally are the rows of mature European Limes (Tilia x europaea) trees aligning Centre Park Road and Marquee Road. (It is understood that Cork County Council have proposals to widen Centre Park Road that may impact these trees but no effects to these trees are envisaged as part of this project). There are also mature trees to the north within this part of Marina Park that aligns the River Lee.



400m (5minute walking distance)

Site Application Boundary

Kick about area

Play equipment

The site is located to the east of Cork City in the South Docks area. Existing land-uses in this area are predominantly related to industrial uses with large scale warehousing, commercial sheds and premises accessed by Monahan Road and Centre Park Road including large tracts of brownfield post-industrialised landscapes. The dominant building in the locality is the ESB Marina Station though the grain silos of the Cork Milling Co Ltd and National Flour Mills Ltd are also notable elements in the local skyline.

The River Lee to the north is an integral part of the city character and sense of place.

To the south of the Application Site off Centre Park Road is the former Ford Distribution Site covering 5.79 hectares that has consent for 1,002 residential units over twelve blocks (An Bord Pleánala (Ref: 306166-19).

The main public amenity in this area is Marina Park located to the north and east of the Application Site along the river corridor between the ESB Marina Station and Blackrock Pier and extending south in wider parts including Holland Park and Atlantic Pond. The park extends to 32 hectares and is considered central to the redevelopment of the South Docks Area.

6.0 Development Impact Plan

There is little in terms of landscape features or vegetation of note or worthy of retention with the lands being subject of historical disruption and change. The most notable feature on the site is the open channel or waterway to the north towards the Marina that is to be retained with the tidal gate repaired and become the core of an ecological parkland that coordinates and links the existing park to the proposed development.

It is the design intention to ensure that peripheral vegetation of any natural or ecological worth and associated trees are retained intact and augmented as part of this proposal. The avenue trees aligning Central Park Road are to be retained and while any to the north considered to be in reasonable condition will be retained where feasible based on information from Tree Survey Report (Boe 2021) and Ecology Assessment. These trees will be protected during the course of construction works in accordance with BS5837.

KEY

Application site

Outline plan of roads, dwellings and other built elements that form the key components of the proposed planning application

45 Tree Protection Zone as defined in accordance with *BS 5837:2012 Trees in relation to Design, Demolition and Construction. Recommendations* (As identified in Andy Boe Tree Survey November 2021)

Trees identified in Topo Survey

Tree protection barrier

Proposed Works to Existing trees

45 Trees identified as Category B - Trees of moderate quality with an estimated life expectancy of at least 20 years.

45 Trees identified as Category B - Trees of moderate quality with an estimated life expectancy of at least 20 years to be felled to facilitate development

45 Trees identified as Category C - Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm and to be retained.

45 Trees identified as Category C - Trees of low quality with an estimated life expectancy of at least 10 years, or young trees with a stem diameter below 150mm to be felled to facilitate development. Tree No. 7, 12(G)

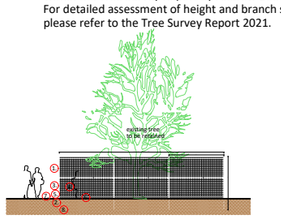
45 Trees identified as Category U - Those in such condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.

45 Trees noted as being in "Poor" condition and recommended for felling as per Tree Survey Report 2021. Note (G) denotes group & (H) Hedge.

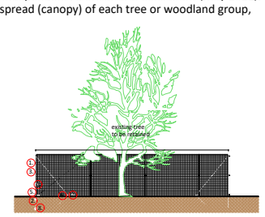
Trees Nos.15,18, 20 (G), 25 (G), 27 (G), 28, 29,

NOTES

All numbers within the tree canopies correspond to the Tree Survey and Condition Information within the Tree Survey Report by Andrew Boe Independent Aboricultural Consultant (May 2021). For detailed assessment of height and branch spread (canopy) of each tree or woodland group, please refer to the Tree Survey Report 2021.



Sectional Elevation (After Figure 2 of BS5837:2012)
Default Specification for Protective Barrier to existing Trees



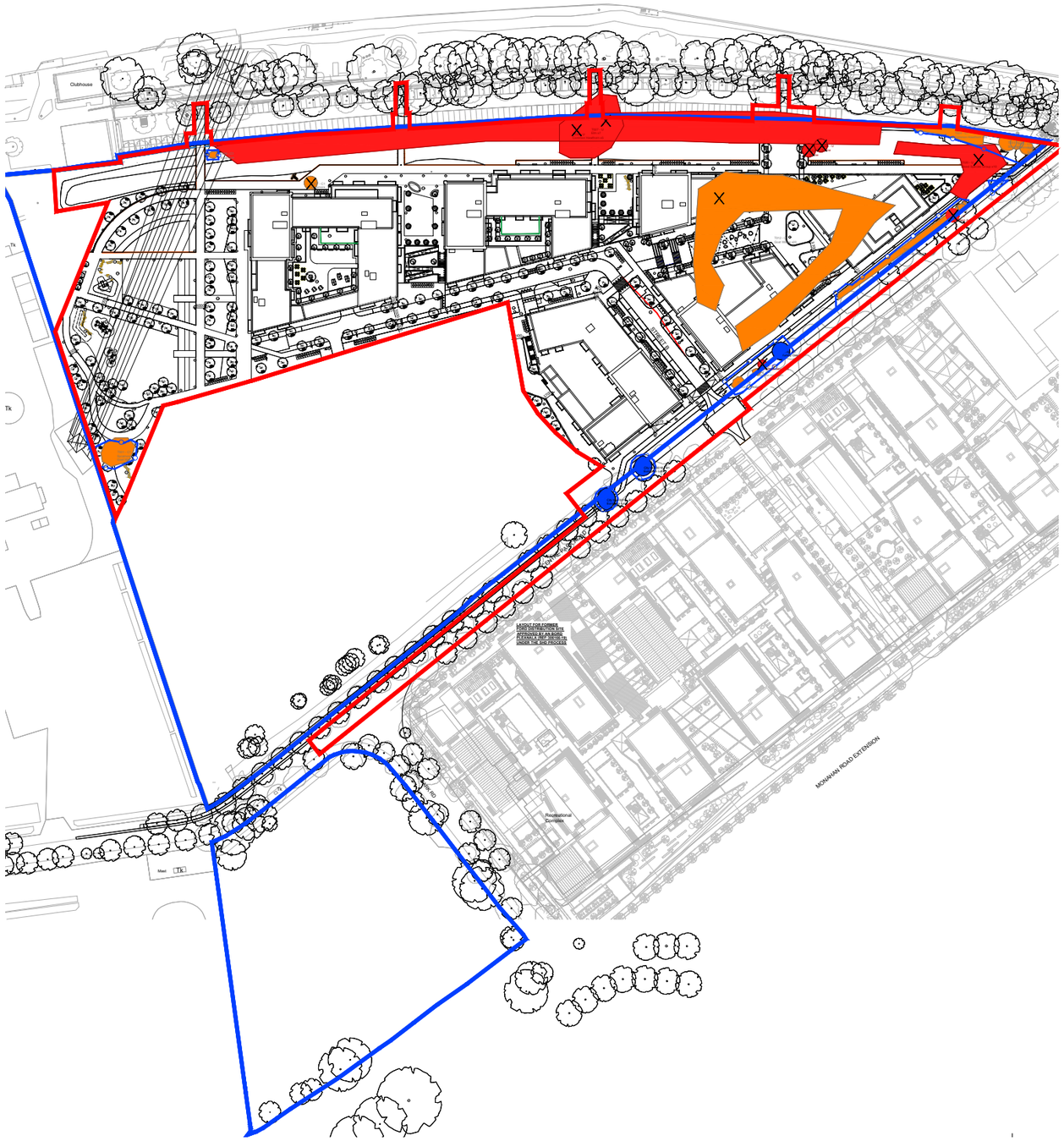
Sectional Elevation (After Figure 3 of BS5837:2012)
Example of Above-Ground Stablilizing Systems

TOTAL NOS OF TREES SURVEYED	QTY
Total number of trees surveyed within the site including individual trees, groups and hedges	22

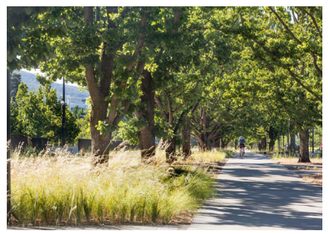
FELLED - Subject to below condition	QTY
Trees noted as being in "Poor" condition and recommended for felling as per Tree Survey report 2021	7
Trees and woodland groups noted as being in fair or good condition in Tree Survey 2021 to be felled to facilitate development.	2
TOTAL	9

RETAINED/PROPOSED - Subject to below conditions	QTY
Trees and woodland groups to be retained	13
Trees proposed site wide within open spaces, street-scape and commercial areas	229
TOTAL	242

PROPOSED WOODLAND AREAS	QTY
Trees within proposed woodland buffer: Total area 1,751 m2 planted at 0.5 per m2	876
TOTAL	876



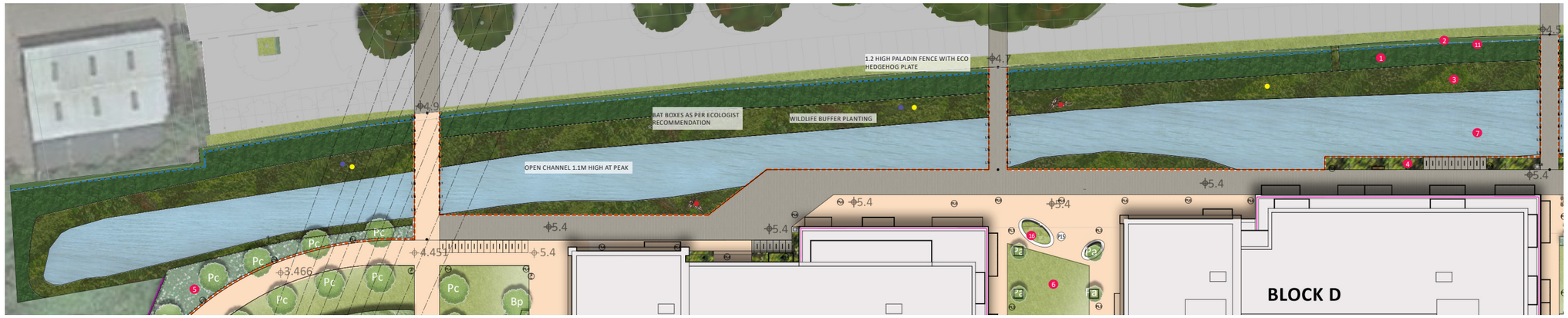
7.0 Design Proposal - Landscape Masterplan



The provision of a high-quality public realm is forefront in the design of the proposed scheme. The proposals seek to expanding on the existing parks with in the locality. The proposed layout seeks to maximise the permeability and connectivity to and through the site prioritizing the quality of open space within the development. The public realm comes in many forms from an Urban Plaza to form the new Local Village Centre in the eastern part of the site to greener and landscape public park (City Park) in the western side on the Open Space Zoned Lands.

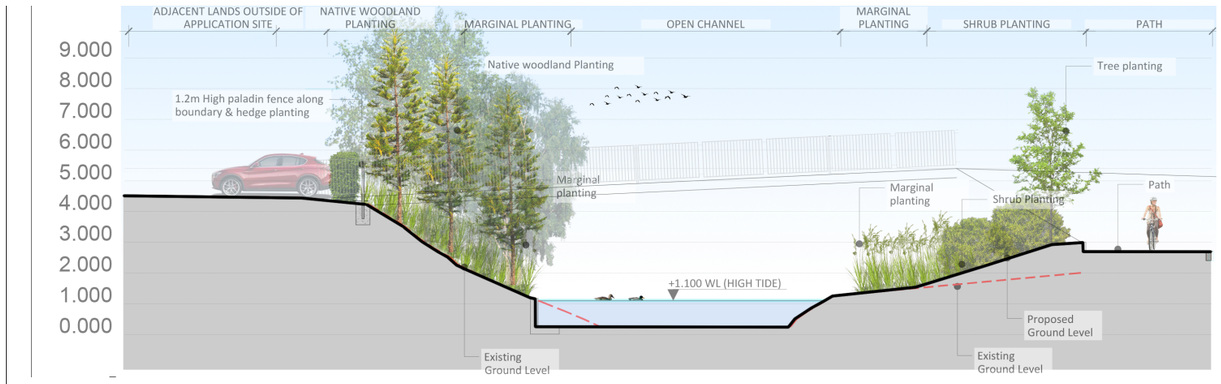
Several pocket parks have been provided within the development using the spaces between the blocks and changes in level to create green links between the character areas of the site and between the Marina and the proposed development. The design also seeks to retain vegetation where possible and create a wildlife corridor to the open channel north of the site. Suds features have been included in the form of a large wetland in City Park and rain gardens on the street level.

7.1 Design Proposal - Ecology Park



ECOLOGY PARK

ECOLOGY PARK



OPEN CHANNEL SECTION 1

Landscape areas will be retained and enhanced aside the northern open channel towards the site boundary to allow for connected habitat creation and wildlife corridors. This will include areas managed for biodiversity and ecosystems that will see a net gain of biodiversity on the site.

Bio-diversity measures including bat and bird boxes and laying out of a lowland meadow are also part of the proposed development and will be undertaken under direction from site ecologists.

BAT BOX

WOOD PILES

INSECT HOTELS

LEGEND

1. Riparian Woodland
2. Hedge planting
3. Wildlife planting
4. Shade tolerant planting in raised planters
5. High shrub planting
6. Open Space Lawn
7. Open Channel
8. Retaining wall/integrated seating
9. Cycle lane
10. Shefield cycle stands
11. 1.2m high paladin fence
12. Tarmac footpaths
13. High quality permeanle concrete paving
14. Timber seating
15. Indicative Litter Bins
16. Raised planters
17. Granite setts
18. 1.1m Balustrade
19. Trees in raised planters
20. Spill out cafe

Bat Box

Insect hotels

Wood piles

Note: Refer to 7248-L-2000 for detailed legend and planting specification.

7.2 Design Proposal - City Park Plaza

Block A will be located aside the Neighbourhood Centre which will act as key nodal point and a major public plaza envisaged to be a key wayfinding location and meeting point. This area will include a broad open public realm area including a paved plaza which will be designed to create a strong identity, social sense of place and distinctiveness to this area.

The main link street through the site, is designed to provide a strong “green” boulevard character that is aligned with avenue trees, landscape areas and broad walking routes. Off this, there is the creation of a network of dedicated movement corridors free of motor vehicles through interconnected open spaces and parklands that provide a safe environment for walkers, runners and cyclists. These will provide green links between Centre Park Road, the internal open spaces leading towards the key nodal point and public realm plaza / park and on to the Marina.

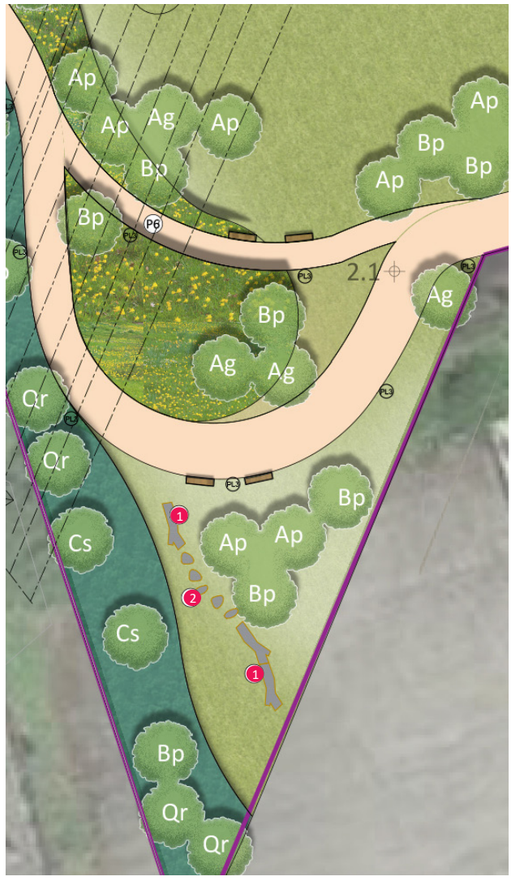
7.3 Design Proposal - City Park

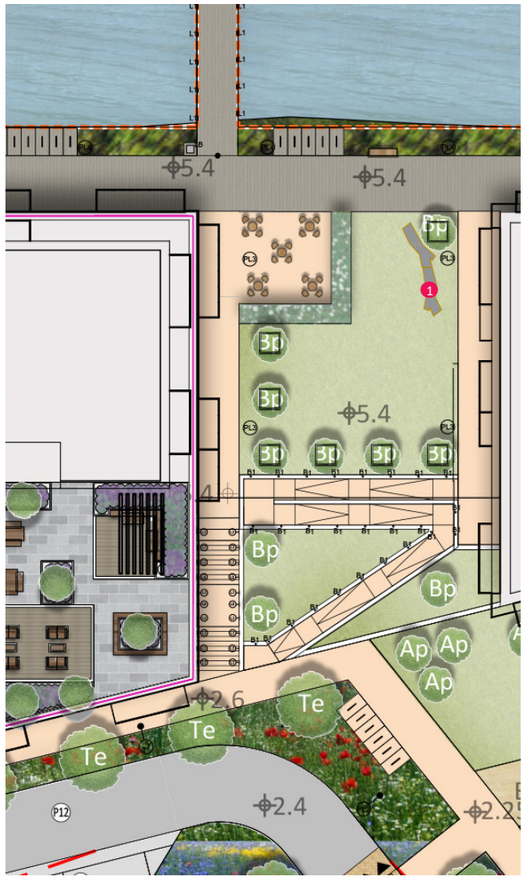
LEGEND

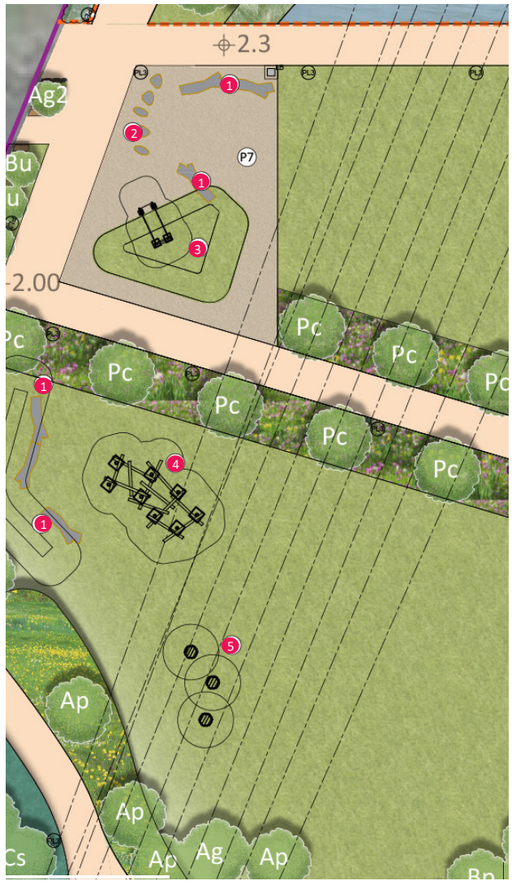
1. Woodland planting
2. High shrub planting
3. Low shrub planting
4. Shade tolerant planting
5. Ornamental grasses
6. Rain Garden
7. Meadow planting
8. Bulb planting
9. Open Space Lawn
10. Roof terrace with lawn planting and paving
11. Composite decking
12. Grasscrete
13. Self binding gravel
14. Play safety surface
15. Tarmac footpaths
16. Asphalt roads
17. High quality permeanle concrete paving
18. Wetland
19. Shefield cycle stands
20. Timber seating

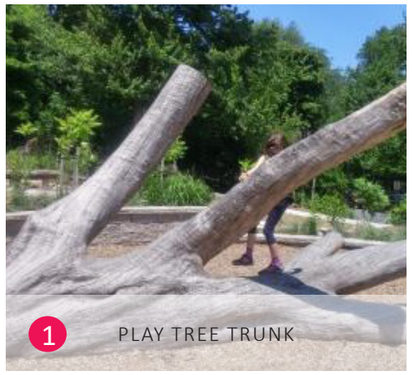
City Park will be a major new open space and multi-functional parkland development that will have both a functional and aesthetic purpose. The design is for a mix of informal and formal landscape character with recreational and amenity spaces including play areas (in line with RoSPA safety advice and European Standard - EN 1176). All age groups will be catered for with the layout based on best practice in terms of safe and aesthetic design proposals that will complement interaction between varied groups.

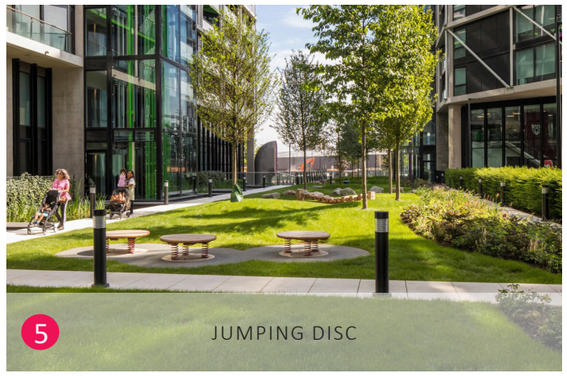
7.4 Design Proposal - Play Provision











4 no. Play areas have been provided with a total area of approximately 1233m2 at the ground floor of the development.

Play equipment has also been included at the roof terrace level with equipment specified for toddlers and table tennis included for older children. Natural play has been incorporated with logs and boulders included.

A Play area approximately 133m2 has been provided on the 1st and 6th floor of Block E for young children with equipment for toddlers up to the age of six as per the Design Standards for New Apartments & Cork City Development Plan.

7.5 Design Proposal - Play Provision - Roof Terraces

Objective 11.15 of the Cork City Development Plan discusses the importance of play provision with areas of play for children aged 0-5 to be provided within walking distance and large equipped play areas for older children to be provided within 5 minutes' walk of their home.

The Landscape proposals have looked to do just that with play along the way located in City Park and toddlers play areas provided on roof terraces with seating and balustrades provided for security.

The proposed development has also considered the apartment guidelines which require about 85-100 sqm for small play areas for toddler and 200-400sqm for older children.

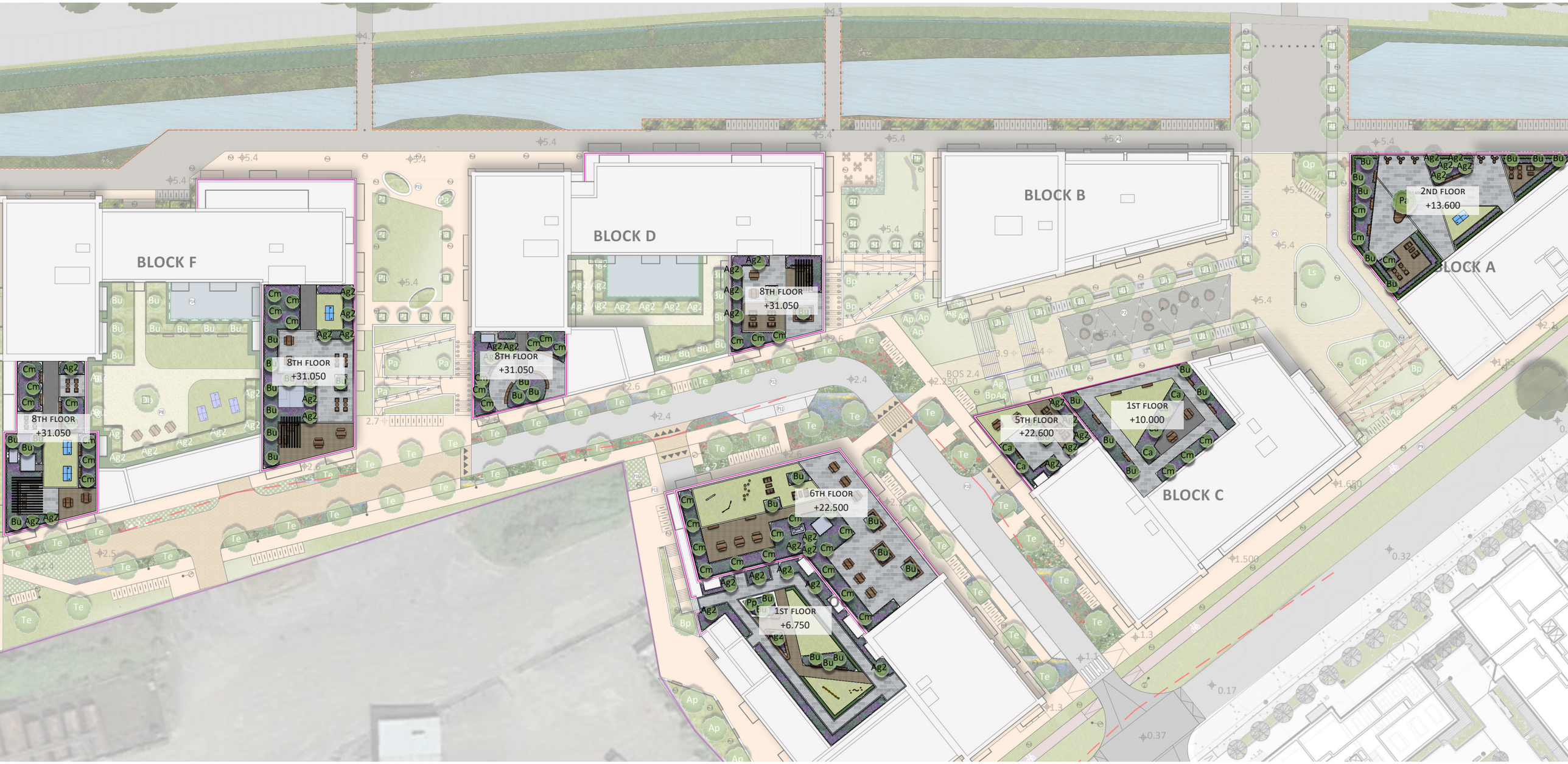
Other play facilities can be located locally such as the Marina Park.

LEGEND

GROUND FLOOR PLAY AREA

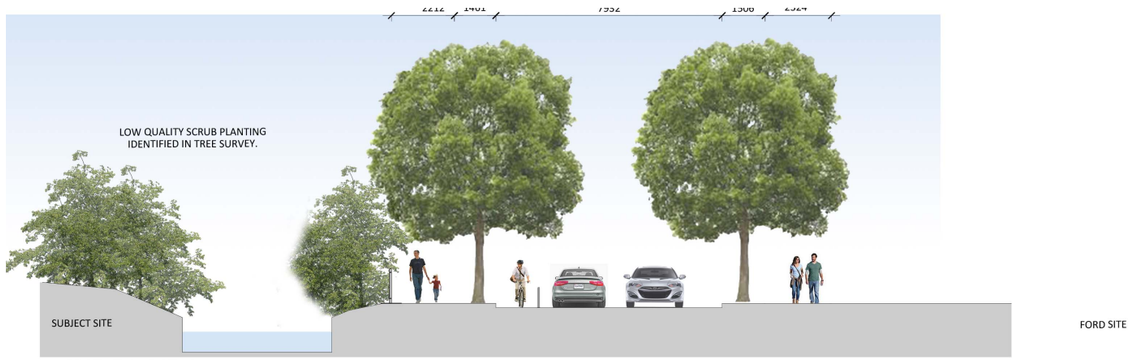
ROOF TERRACE PLAY AREA

7.6 Design Proposal - Roof terraces



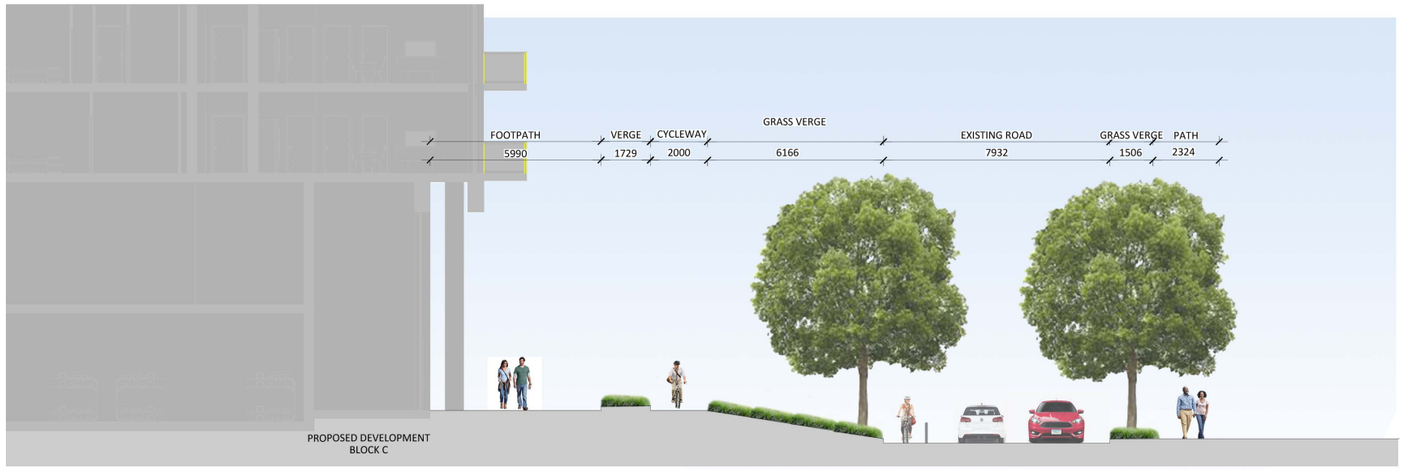
Communal open space is provided at podium level and roof terraces which include areas of hard landscaping, lawns for passive amenity and areas with ornamental tree planting. The space also includes designated play areas. The objective of the collective podium parks and communal space is to allow residents at all levels ready access to exterior garden spaces.

7.7 Design Proposal - Centre Park Road

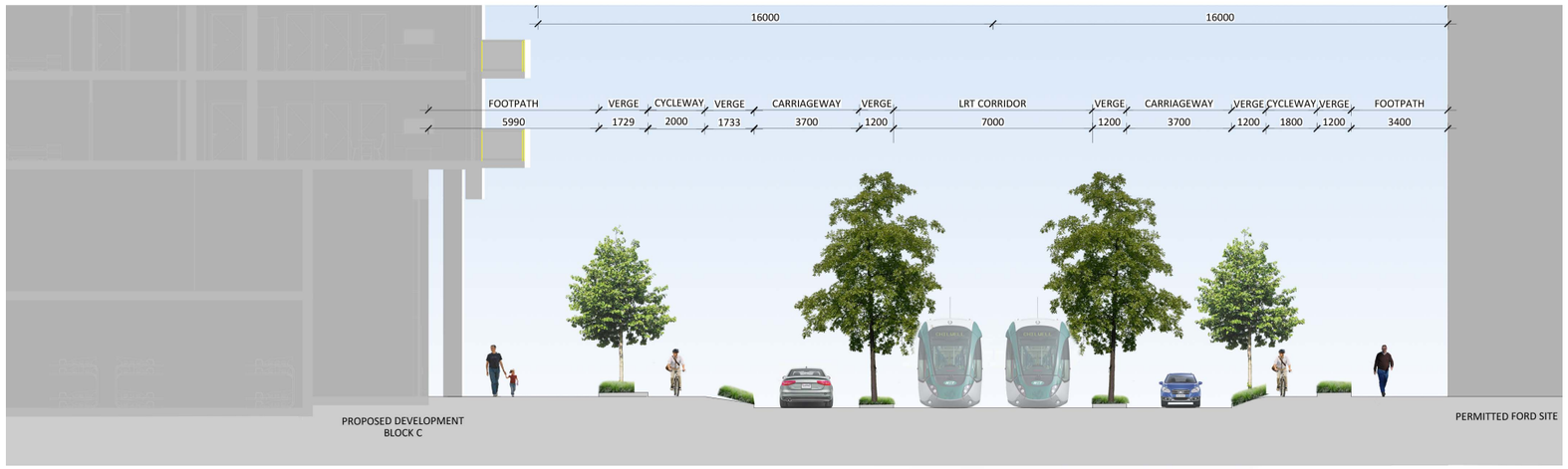


01 Existing Centre Park Road
Section Scale 1:50

The trees on Centre Park Road are to be retained and protected as part of this development apart from a single tree at the widened entrance that will be removed to facilitate access. The character and sense of the avenue will not be affected by this small loss and it will still read in a very similar manner to what currently exists. Note that these trees may be affected by subsequent transport improvements in this area but this is not part of this proposal and tree felling commenced in late 2021



02 Proposed development with existing Centre Park Road
Section Scale 1:50



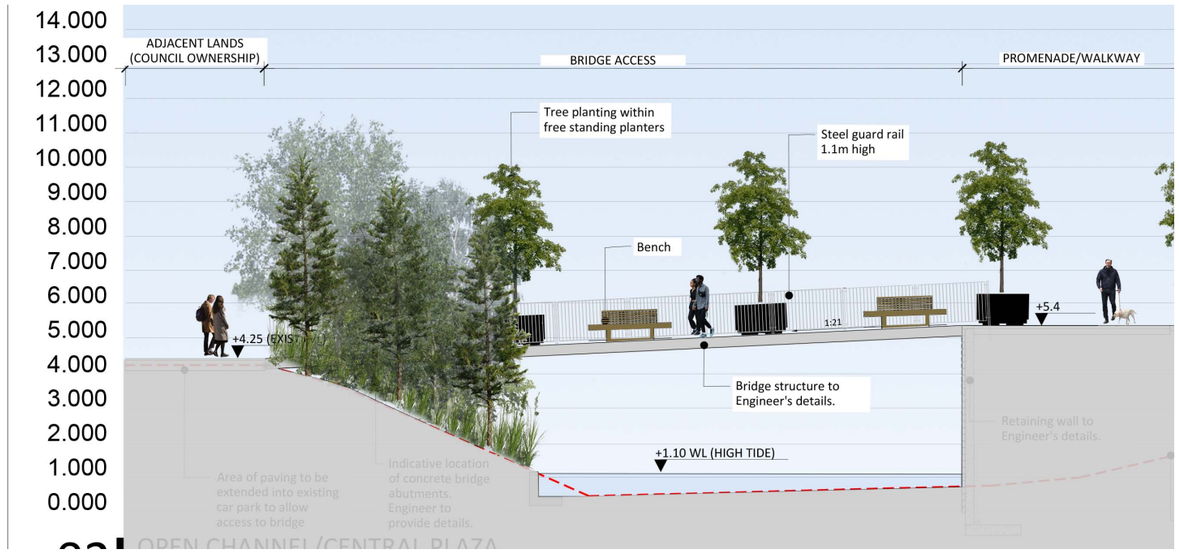
03 Inferred ABTA Proposed Centre Park Road Levels and new infrastrucutre
Section Scale 1:50

Existing view along Centre Park Road

7.8 Design Proposal - Connectivity to Marina Park

The most notable feature on the site is the open channel or waterway to the north towards the Marina that is to be retained with the tidal gate repaired and become the core of an ecological parkland that coordinates and links the existing park to the proposed development.

This includes for new bridges over the channel and clear linkages from Centre Park Road, through the site, to the Marina introducing major public realm and landscape works that would have positive effects on its visual appearance, usability, amenity and function of this area.



Sectional Diagram of bridge connection to marina Park

Illustrative plan of Marina Park Connection

Existing view of car parking along Marina Park

Existing view of Marina Park walkway

Existing view of Open Channel along site boundary

8.0 Public and Communal Open Space

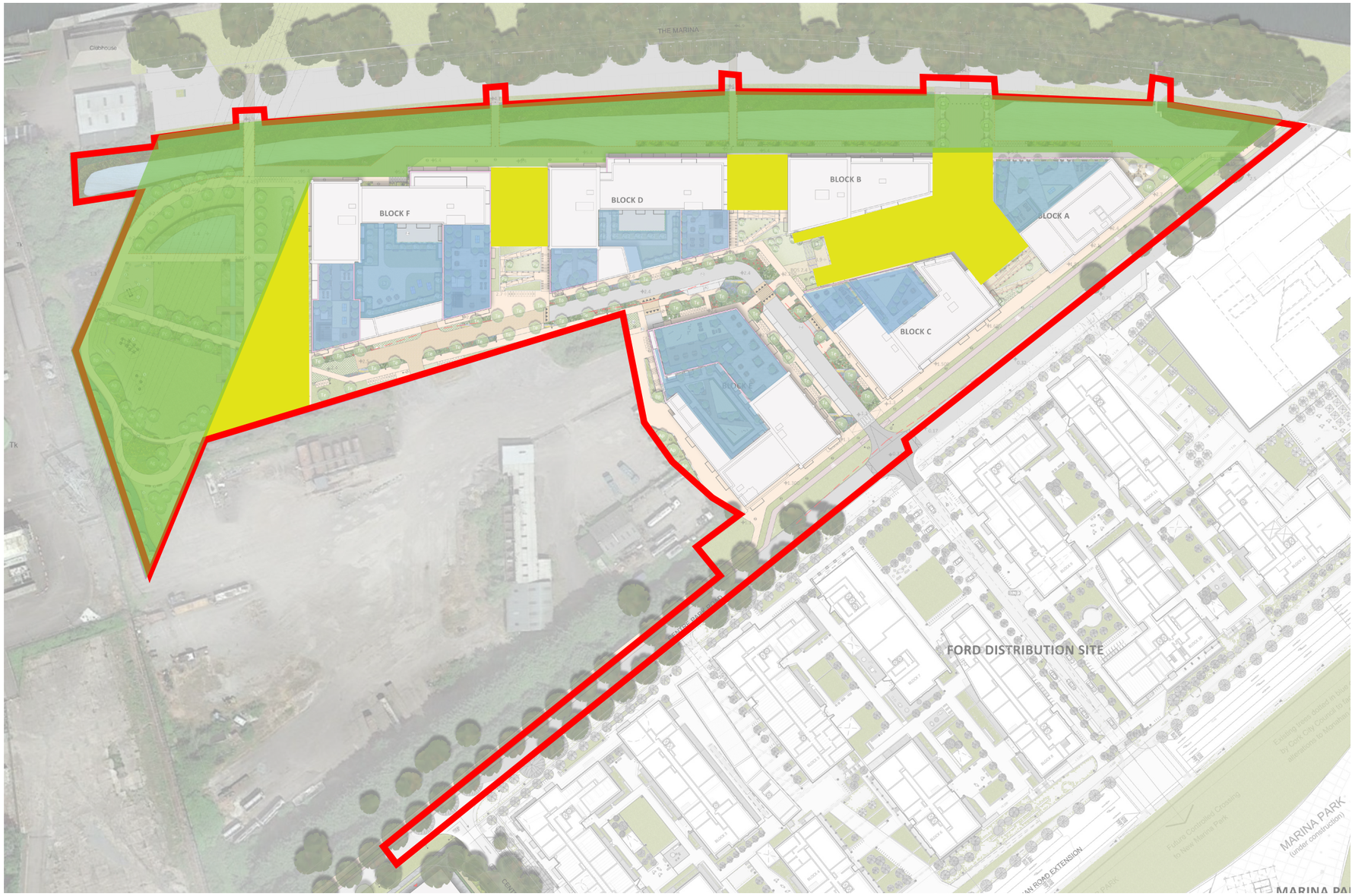
LEGEND

ZONED PUBLIC OPEN SPACE
15,500 SQM

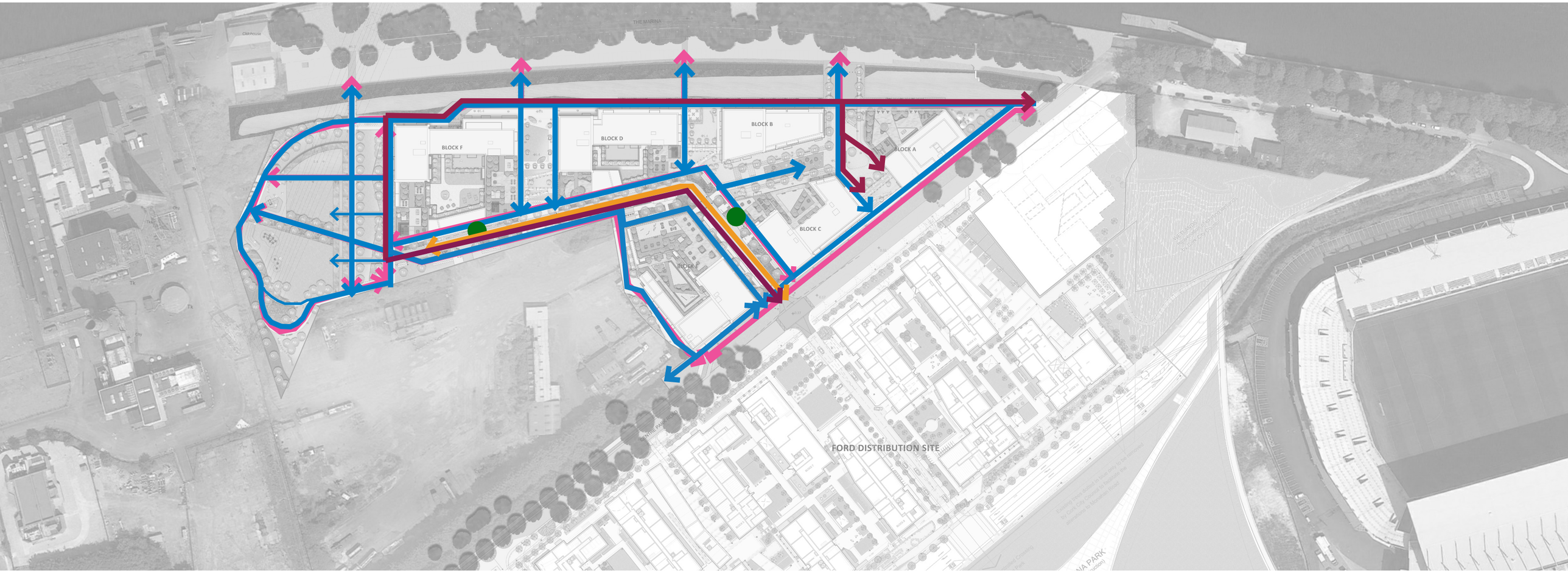
PUBLIC OPEN SPACE
4,695 SQM - 17%

COMMUNAL OUTDOOR SPACE
(PODIUM + ROOF TERRACE)
5452 SQM

SITE APPLICATION BOUNDARY
EXTENT OF APPLICATION
48,591 SQM



9.0 Pedestrian and Vehicular Movement



MAIN VEHICULAR ACCESS

PEDESTRIAN ACCESS

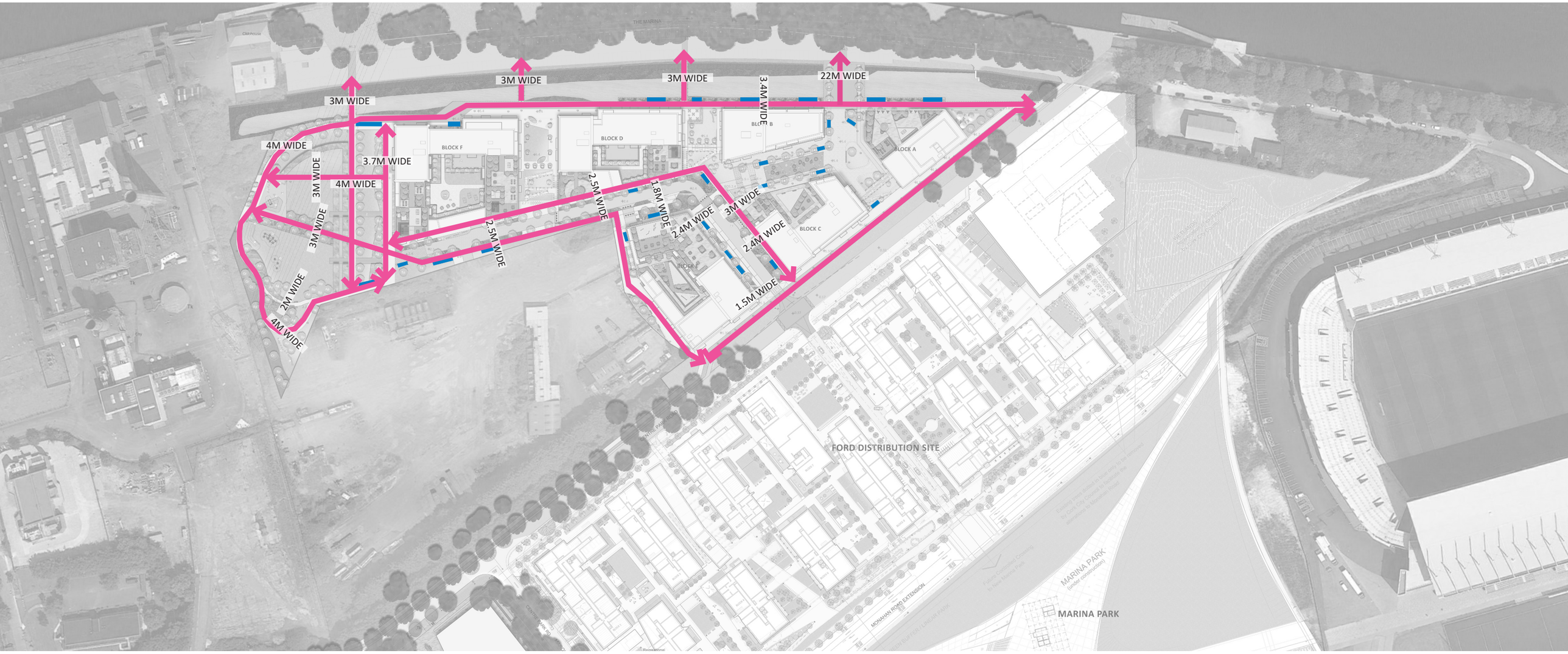
FIRE TENDER/ MAINTENANCE ACCESS

LOWER GROUND FLOOD GATES

CYCLE ACCESS

The main vehicular entrance is off Centre Park Road and will provide access to the internal street and to both surface and basement car parking. The landscape design aims to provide a functional readability and sense of connectivity between streets and open spaces through the use of high-quality materials and the provision of a planting scheme coordinated with the cyclist / pedestrian footpath network helping to ensure easy navigation around the site. This includes for the clear linkages between Centre Park Road and the Marina through the site via new bridges over the existing open channel. Wide pedestrian footpaths connect the public realm and internal roads with sufficient width along these routes to allow them to be visually and aesthetically enhanced by tree planting.

10.0 Cycle movement



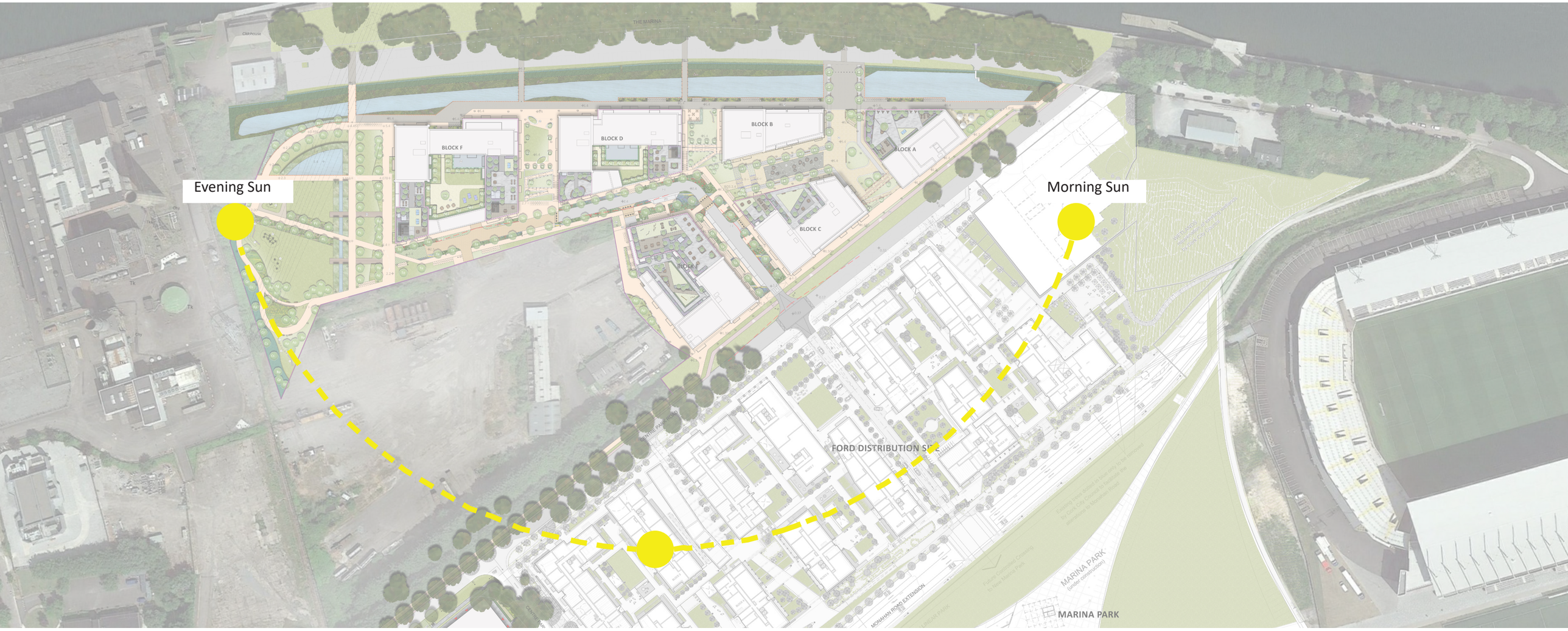
CYCLE ACCESS

206 NO. CYCLE STANDS
(412 NO. CYCLE SPACES)

3M WIDE APPROXIMATE PATH WIDTH

Cyclist provision is an integral part of the external design. Bicycle storage provision is facilitated internally and, externally, at strategic node/meeting points such as the plaza. The potential for future cycle and pedestrian linkages along the river Lee to the west towards the city are also considered within the proposed layout.

11.0 Day Light Sunlight



Arup have been appointed to carry out a daylight assessment, sunlight assessment and shadow study as part of the planning application for the proposed development.

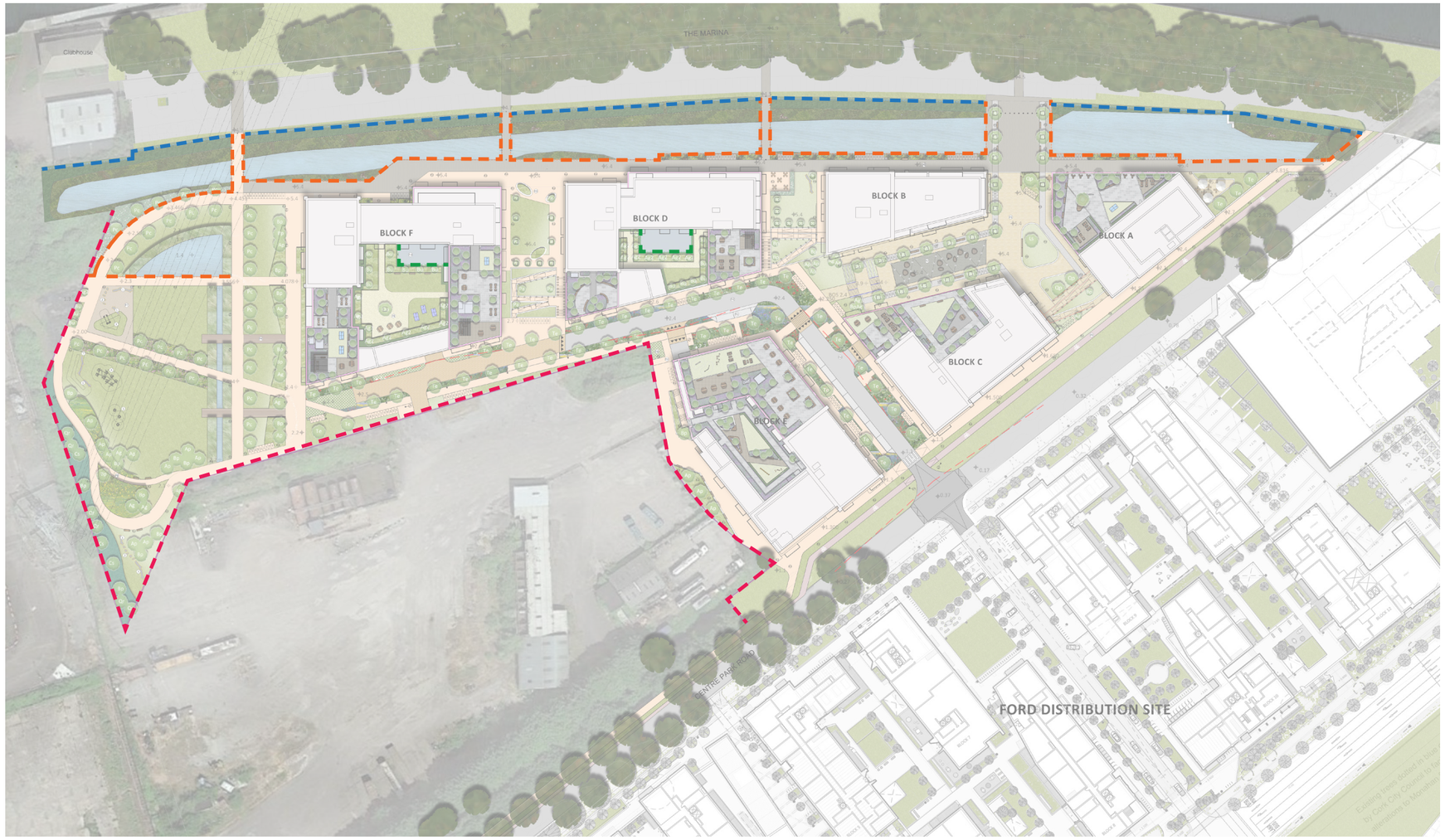
The Landscape Proposals have responded to this analysis by providing shade tolerant planting at the north of the site. Wind assessment has also been carried out and driven some of the design moves and led Park Hood to proposing seating areas in more comfortable areas of the site. The existing green infrastructure will be retained where possible providing more comfortable spaces for residents and the public to enjoy.

12.0 Boundary Treatments

LEGEND

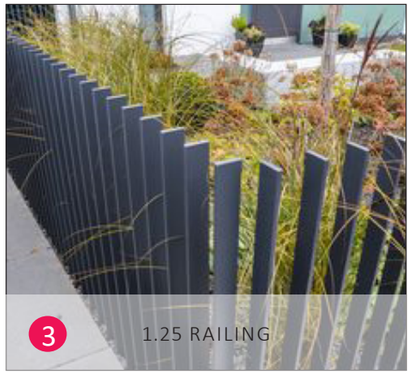
- 1.2m High Paladin Weldmesh Fence
- 1.8m High Paladin Weldmesh Fence
- 1.25m High Railing
- 1.8m High Temporary fencing

The proposed works include an overhaul of the bank and open channel to the north of the Application Site towards the River Lee embankment to improve and enhance its visual appearance, assist in slope stabilisation and bio-diversity benefit. The boundary fence in this area will be set within a vegetated setting to minimise its visual influence.



1 1.2 PALADIN WELDMESH

2 1.8 PALADIN WELDMESH


3 1.25 RAILING

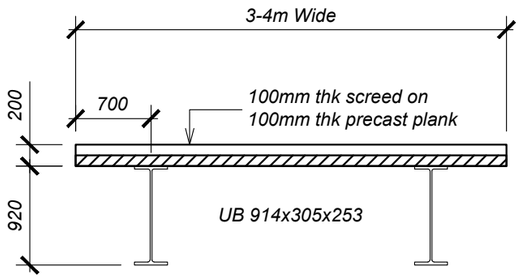
4 TEMPORARY FENCE

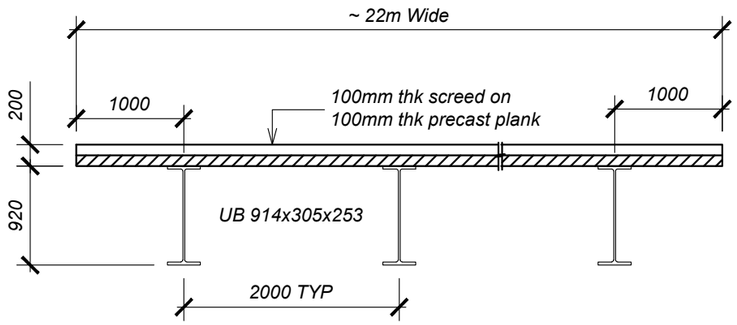
13.0 Precedent Images - City Park

13.1 Precedent Images - Roof Terraces

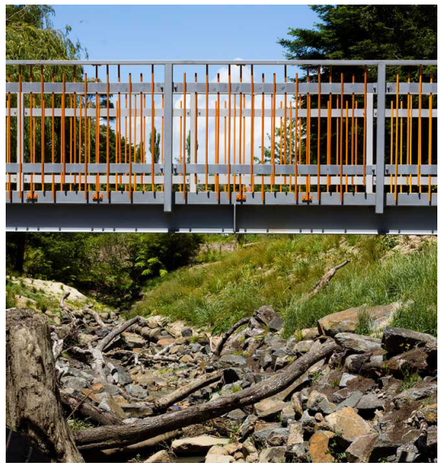
13.2 Precedent Images - Pedestrian Bridge

Assumption:
1. *Maximum bridge span = 20m*
2. *Superimposed load = 3.75kPa*
3. *Imposed load*
   6.0kPa for 3-4m wide bridge
   10.0kPa for ~20m wide bridge



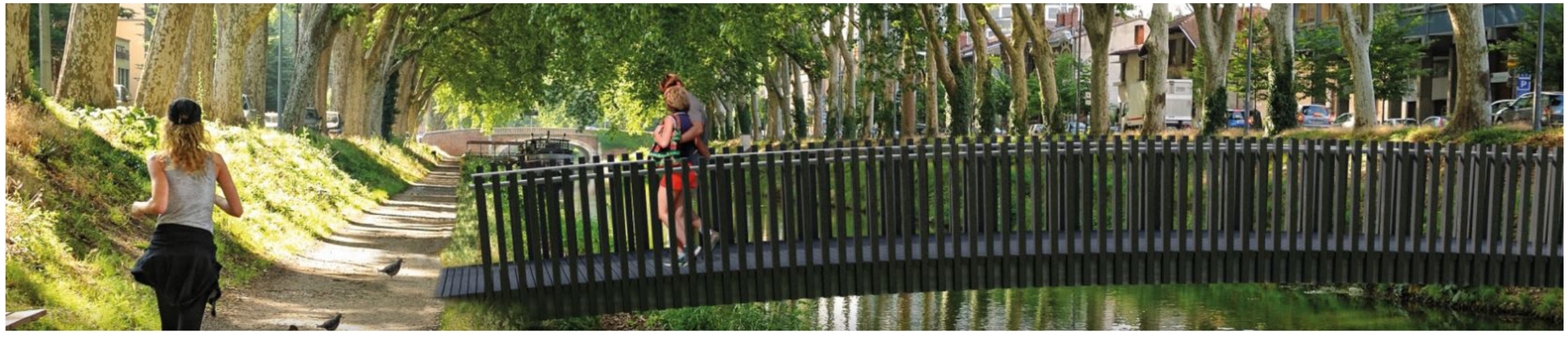


Typical Detail for Bridge Structure
(Provided by Arup)

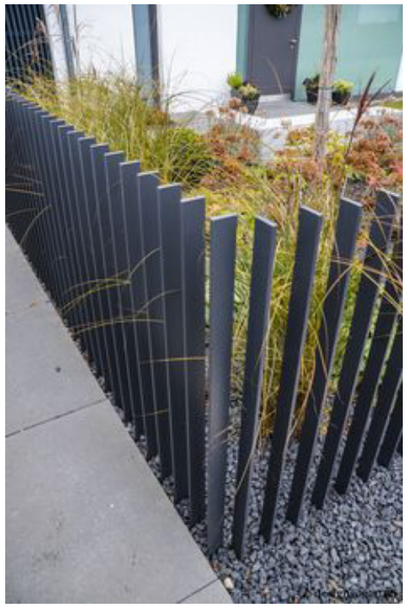


Pedestrian bridges have been proposed from the City Park Site providing a future connection to the Marina. Colours and material selection will tie into the proposed architecture and draw users into the site.

Wetland planting has been specified to enhance the local biodiversity and provide a safe buffer to the open channel.



13.3 Precedent Images - Boundary Treatment and Ramp Access



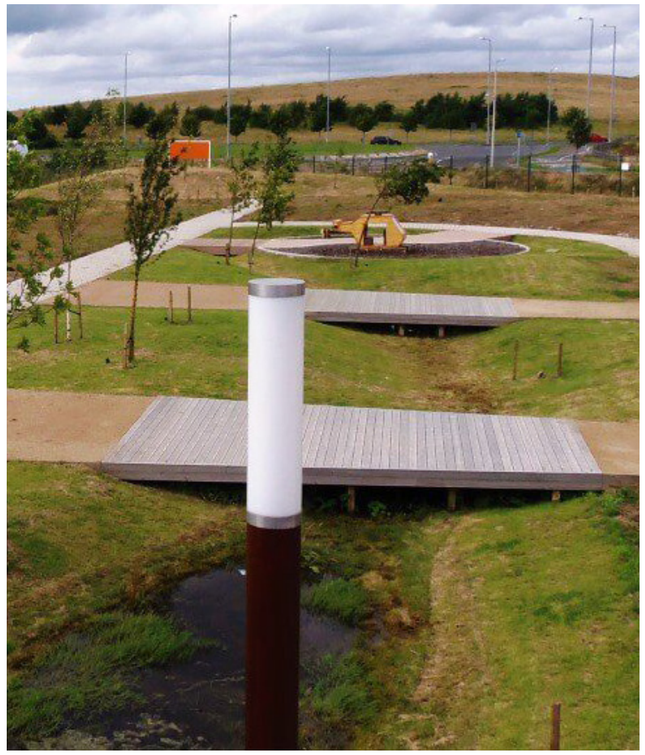
The landscape design proposes semi-permeable boundaries railings and balustrades site wide with defensive planting between the public open space and private amenity balconies to ensure security and privacy for residents.

A low paladin fence and soft landscaping is proposed between the adjacent Marina car park and application site to the North to ensure public access is restricted to open water channel.

Temporary paladin fencing with a green mesh is proposed to prevent access between the application site and adjacent undeveloped land and provide temporary mitigation.

Ramped access is provided in various locations to comply with universal access requirements and is softened with tree and shrub planting where feasible.

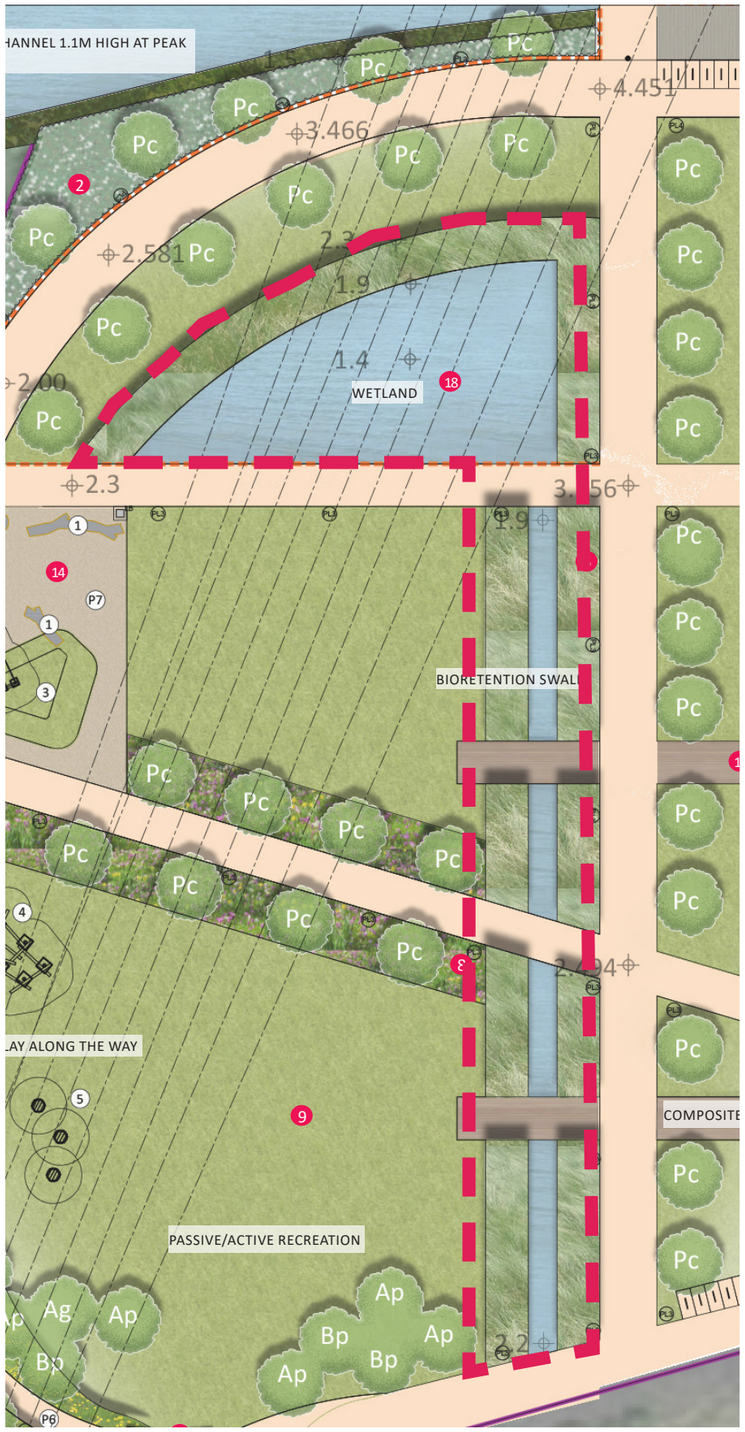
14.0 Sustainable Urban Drainage Systems

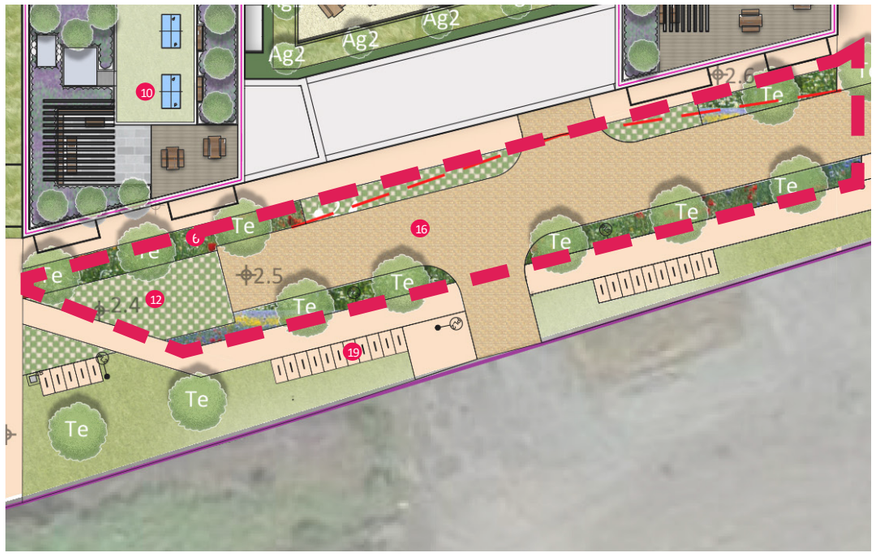


Sustainable Urban Drainage Systems has been central to the landscape design proposals. A central wetland has been incorporated as a feature in City Park. The suds feature would be permanently wet with the base at level 1.4 and the top of water at level 1.9. An allowance has been made for a 1 in 100-year event for water level fluctuating between 1.9 and 2.3.

Suds features have also been included adjacent to parking bays with the provision of rain gardens.

The open channel at the northern end of the application site would be utilised for water run-off. This water body would also be permanently wet and would fluctuate with a level of 1.1m at its peak.





15.0 Hard Landscaping

Paving Type 1 Plaza
Product: Braemar Flags
Size/Colour: 600x300x50mm, Alto Silver Ground
Finish/Laying Pattern: Ground Finish / Stretcher bond
Supplier: Tobermore or Similar and approved

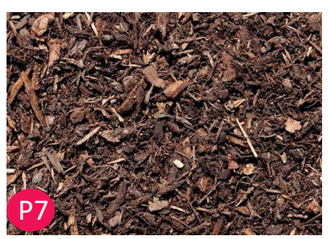
Paving Type 2 Plaza
Product: Hydropave Pedestra Permeable paving
Size/Colour: 200x100x80 Charcoal
Supplier: Tobermore or Similar and approved

Paving Type 3 Promenade
Product: Fushion
Size/Colour: 200x100x80mm, Silver & Mid Grey
Supplier: Tobermore or Similar and approved

Composite Decking Park
Product:Composite Decking
Size/Colour:Weathered Oak
Finish/Laying Pattern:Refer to Details
Supplier: Millboard or Similar and approved

Plaza paving Plaza
Product: Natural Stone Cobble
Size/Colour:100x100x150mm depth
Finish/Laying Pattern: Flamed Texture
Stacked bond pattern with sawn edges

Paving Type 6
Product: Self Binding Gravel
Size/Colour: Golden Amber
Supplier: CED or Similar and approved



Paving Type 7 Park
Play Safety Surfacing
Product: Bark mulch
Size/Colour:Refer to specification
Supplier: Refer to specification

Paving Type 8 roof terrace
Product: Resin Bound
Size/Colour: Barely Butter
Supplier: Sureset or Similar & approved

Paving Type 9 cycle lane
Product: Mastic asphalt cycle lane to Engineers specification

Paving Type 10 Shared surface
Product: Hydropave Pedestra Permeable paving
Size/Colour: 200x100x80 Brindle
Supplier: Tobermore or Similar and approved

Paving Type 11 Parking
Product: Sienna
Size/Colour: 200x100x80 Graphite & Silver
Supplier: Tobermore or Similar and approved

Paving Type 12 Roads
Asphalt surfacing
Product: As specified by Roads engineer to all carriageway and access roads

Paving Type 13 Footpaths
Tarmac footpaths to Enginners specifications.

Paving Type 14 Creche
Wetpour to Creche

Paving Type 15
Product: Mayfair Flags Silver
Size: 400x400x40
Silver
Supplier: Tobermore or Similar and approved.

Paving Type 16
Product: Reinforced grass
Supplier: ABG or Similar & Approved.

Note: All Paving is indicative of design intent only

High Ornamental Mix.

Combination of deciduous and evergreen flowering shrubs

Pyracantha 'Orange Glow'
Dense, spiny, fast growing evergreen hedge with clusters of white flowers in June and masses of bunches of spherical, very colourful berries in autumn.

Cornus alba 'Sibirica'
Medium-sized suckering deciduous shrub forming a thicket of slender red stems, becoming bright crimson in winter. Leaves ovate, turning reddish in autumn.

Eleagnus ebbingei
Fast growing evergreen with very attractive, large, leathery leaves metallic grey-green above and silver underneath.

Skimmia 'Kew Green'
A hardy evergreen shrub with clusters of greenish-white flowers that burst open in spring.

Sarcococca hookeriana
Evergreen shrub or groundcover, It is low-growing, usually between 30-60 cm high. It produces aromatic white flowers throughout winter followed by black berries.

Verbena bonariensis
A tall perennial with erect, branching stems to 2m in height, bearing sparse, oblong leaves and numerous branched clusters of small, purple flowers from Summer to Autumn.

Dianthus barbatus
'Sweet' is an extremely fragrant sweet William cultivar. Clusters of sweetly scented flowers in shades of red, white and purple are borne on sturdy stems from June to September.

Medium - Low Mix.

Low maintenance mix of evergreen shrubs, perennials and grasses providing year round interest

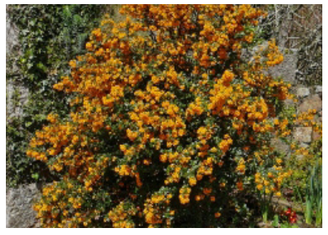
Lavandula angustifolia 'Hidcote'
Bushy dwarf evergreen shrub with narrow silvery leaves and deep violet-purple aromatic flowers. Grows up to 0.5m high.

Potentilla fruticosa 'Goldfinger'
Bushy deciduous shrub, up to 1m high with small leaves and yellow flowers in the summer and autumn.

Skimmia japonica
Small bushy evergreen shrub with dark green leave, red buds in late winter with white flowers in spring.

Spiraea japonica 'Goldmound'
Dwarf deciduous shrub with bright green foliage and pink flowers between July and August.

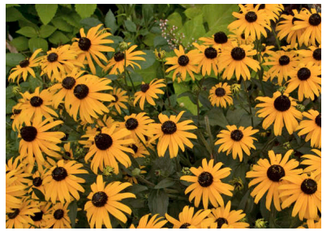
Hebe 'Green Globe'
Compact evergreen shrub with tight mossy green foliage.



Berberis darwinii 'Darwin's barberry
B. darwinii is a dense, medium-sized evergreen shrub, with dark glossy green,rich orange flowers, with blue-black berries.

Salvia x sylvestris 'Mainacht'
This reliable perennial is ideal for the middle of a moist, well-drained herbaceous border. It flourishes in sun or dappled shade where the bright flowers help to liven up any plant scheme.

Stipa tenuissima 'Pony tails'
Wonderful, wispy, pale yellow-green leaves topped with fluffy plumes of silver-green flowers, maturing to blonde-buff.



Rudbeckia fulgida 'Early Bird Gold'
Position: full sun or partial shade
Soil: moderately fertile, preferably heavy but well-drained soil
Rate of growth: average
Flowering period: June to October
Hardiness: fully hardy

Carex divulsa
C. divulsa is a densely tufted, evergreen sedge to about 40cm with arching, dark green or greyish green leaves and short spikes of greenish-brown flowers in summer.

Sedum 'Autumn Joy'
Its flowers bloom from August into November; It is 2 feet tall and wide, with succulent stems and leaves. 'Autumn Joy' looks great with ornamental grasses.

Allium hollandicum
A. hollandicum is a robust, upright bulbous plant with long, strap-shaped leaves and dense rounded umbels 10cm across of starry, rosy-pink flowers in summer.

16.1 Soft Landscaping - Rain Garden planting

Euonymus alatus 'Compactus'

Osmunda regalis

Iris pseudoacorus

Deschampsia cespitosa

Miscanthus s. 'Kleine Fontäne'

Valeriana officinalis

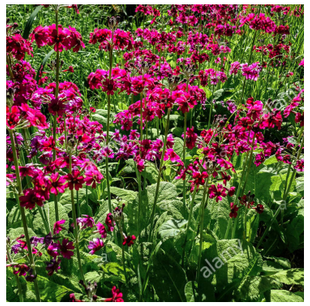
Achillea filipendulina 'Moonshine'

Sanguisorba officinalis

Aster novi-belgii

Angelica sylvestris 'Purpurea'

Geranium Rozanne 'Gerwat'



Primula japonica 'Millers' Crimson'

Helleborus foetidus

Deschampsia cespitosa

Ajuga reptans

Aquilegia vulgaris

Anemone hupehensis

Actaea simplex 'Atropurpurea'

Geranium Rozanne ‘Gerwat’

Bergenia 'Bressingham Ruby'

Alchemilla mollis

Helleborus 'Harvington double red'

Helleborus foetidus

Heuchera micrantha 'Palace Purple'

Hypericum calycinum

Hedera helix

Galanthus nivalis

Swale planting

Miscanthus s. ‘Kleine Fontäne’

Bulb planting

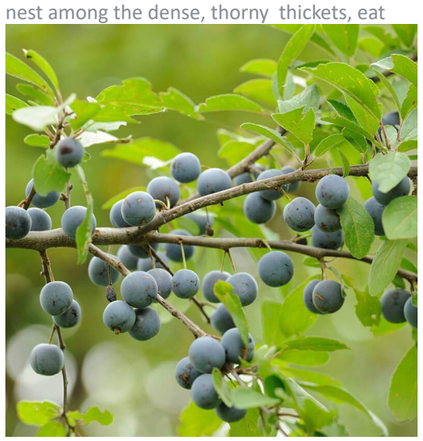
Narcissus actaea
Bulb with a flowers of large white outer petals and a small yellow cup edged with orange in April, also scented.

Narcissus actaea
Miniature Daffodil with long-lasting, relatively large flowers 20-25cm high

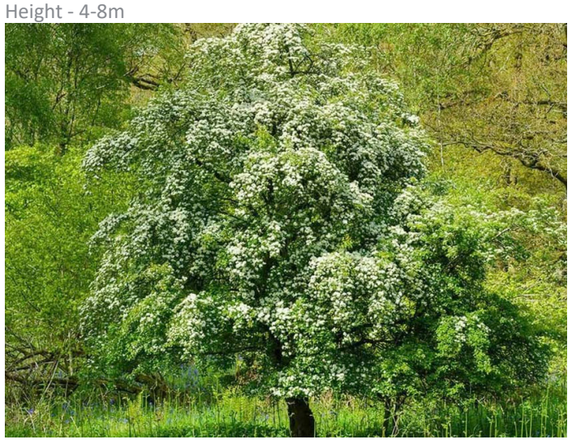
16.3 Soft Landscaping - Wildlife buffer planting

Rubus fruticosus
Valuable protection for nesting birds and small animals.
Height - up to 3m

Prunus spinosa
Valuable source of nectar and pollen for bees in spring. Foliage is a food plant for the caterpillars of many moths. Used bt the black and brown hairstreak butterflies. Birds nest among the dense, thorny thickets, eat



Crataegus monogyna
Supports more than 300 insects. Foodplant for caterpillars of moths. Flowers are eaten by dormice and provide nectar and pollen for bees. The dense thorny foliage makes fantastic nesting shelter for many species of bird.
Height - 4-8m



Deschampsia cespitosa
Growing on wet and poorly drained soils. Provides refuge for a wide range of invertebrates and have a positive benefit on overall species biodiversity.

Aster novi-Belgii
Asters attract great numbers of bees and butterflies

Achillea filipendulina 'Moonshine'
Is known for attracting bees, benefical to insects, birds, butterflies/moths and other pollinators.Nectar pollen rich flowers and has seeds for birds.

Helleborus foetidus
Is known for attracting bees, and other pollinators.

Hyacinthoides non scripta
Many insects reap the benefits of bluebells which flower earlier than many other plants. Woodland butterflies, bees and hoverflies all feed on their nectar.

Hedera helix
Nectar, pollen and berries of ivy are an essential food source for insects and birds during autumn and winter when little else is about. It also provides shelter for insects, birds, bats and other small mammals. The high fat content of the berries is a nutritious food resource for birds and the berries are eaten by a range of species including thrushes, blackcaps, woodpigeons and blackbirds.

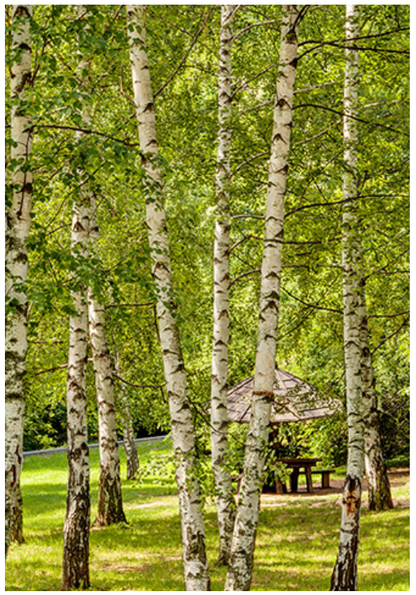
Ivy is particularly important to many insects before they go into hibernation. Some of the main insect species which forage on the nectar and pollen of ivy are bees, hoverflies and common wasps.

16.4 Soft Landscaping - Tree Planting

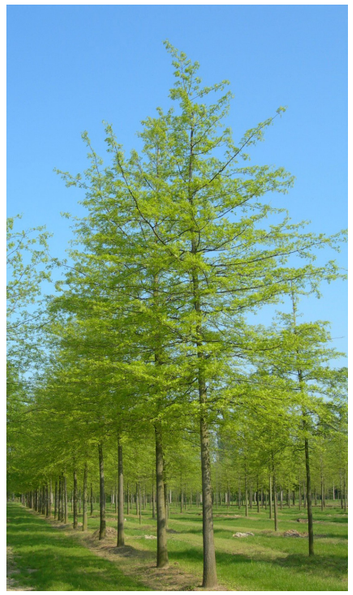
The landscape plan proposes a mix of tree species to create a natural and welcoming environment for residents. The proposed tree planting schedule will add a layer of colour and seasonal interest within the site which is currently non-existent.

Trees are used to provide a natural buffer between spaces also punctuate pedestrian routes to reinforce the paths, whilst also creating shelter and focal points within the landscape.

The use of semi-mature tree planting ensures the site will provide an instant positive contribution to the surrounding environment.


Betula pendula

Prunus Avium


Quercus palustris

Alnus glutinosa

Malus sylvestris

Pyrus calleryana 'Chanticleer'

Amelanchier Lamarckii Robin Hill

Acer platanoides

Tilia x europaea

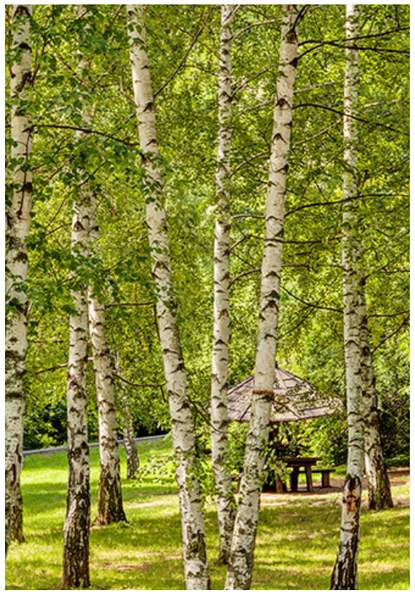
Wetland Tree planting

The landscape plan proposes a mix of trees suitable to the wetland conditions of the tidal waterway. The native Crategus monogyna has been proposed to act as a deterrent from users getting too close to the waterbody.

Crataegus monogyna

Betula pubescens

Salix caprea



Betula pendula

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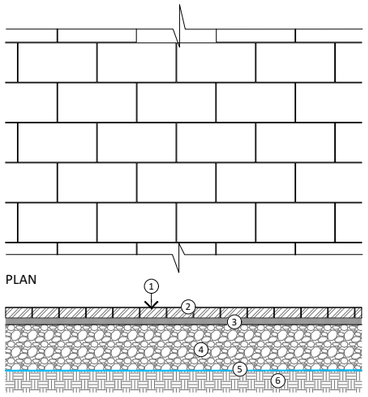
Unless otherwise stated all dimensions are in millimeters. Where dimensions are not shown or illegible, they are to be obtained from the Landscape Architect or Project Architect. If the drawing includes conflicting details/dimensions the matter must be referred to the Landscape Architect. All dimensions must be checked on site. The Landscape Architect must be informed, by the Contractor, of any discrepancies before work proceeds.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.



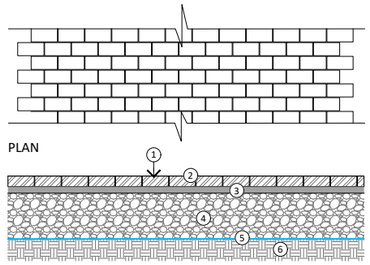
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Permeable PC concrete block paving - Size 600 x 300 x 80mm depth laid in a stretcher bond pattern. Colour - Sandstone.
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

01 P1 - PERMEABLE PC CONCRETE BLOCK PAVING
Plan & Section — Scale 1:20



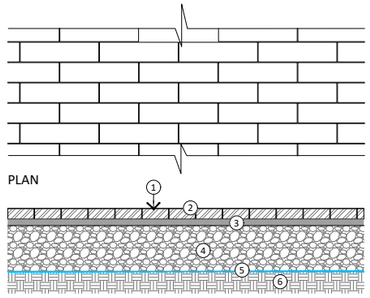
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Permeable PC concrete block paving.Size 200 x 100 x 50mm depth laid in a stretcher bond pattern. Colour. Heather
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

02 P2 - PERMEABLE PC CONCRETE BLOCK PAVING
Plan & Section — Scale 1:20



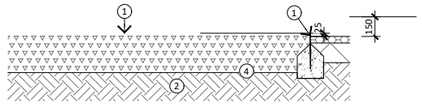
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Permeable PC concrete linear block paving - Size 600 x 150 x80mm depth laid in a stretcher bond pattern. Colour silver grey.
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

03 P3 - PERMEABLE PC CONCRETE LINEAR BLOCK PAVING
Plan & Section — Scale 1:20

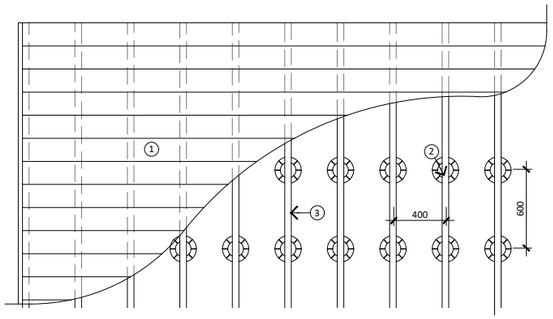


SECTION

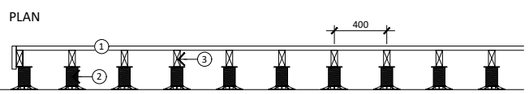
LEGEND:

1. Bark fill 300mm depth.
2. Prepared sub-grade.
3. 125mm Everedge Pro galvanised steel edging installed in concrete race. To be installed 25mm above finshed bark level.
4. Optional membrane.

07 P7 - PLAY SAFETY SURFACING - BARK MULCH
Scale 1:20



PLAN



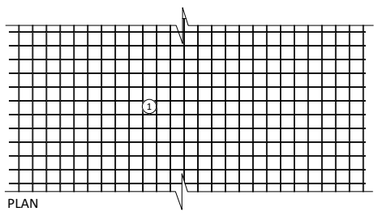
SECTION

Note: All sub-bases and sub frame to be confirmed by engineer and installer.

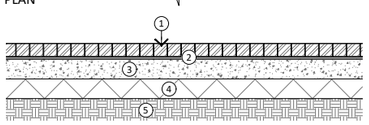
LEGEND:

1. Millboard Decking - Square Edged - Enhanced Grain. Colour: Limed Oak. Size 32mm THK x 176 x 3600. Screw fixed with 2 No. Millboard Dura Fix stainless steel screws as per connection to joist as per manufacturers instructions. 5mm below surface of board to ensure no fixings visible.
2. Duolift Joist Pedestals at 600mm centres to be a minimum of 400 mm in the ground.
3. 125 x 50 mm Plas-Pro Joists at 400mm centres to be fixed to bearers at every intersection. Refer to Millboard Installation Guide www.millboard.co.uk

04 P4 - MILLBOARD DECK TERRACE
Section — Scale 1:20



PLAN



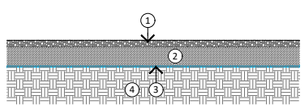
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Limestone paving. Size 100 x 100 x 100mm depth laid in stack bond pattern with 5mm joints max
2. 20mm fully cured sharp sand screed or bedding mortar
3. 150mm concrete bed
4. Minimum 150mm compacted crusher run sub base
5. Well compacted sub-grade

05 P5 - GRANITE SETTS
Plan & Section — Scale 1:20



SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. 50mm deep self binding gravel.
2. 150mm compacted crusher run stone 110mm nominal size
3. Geotextile fabric BGT100 by Terram or equal in all aspects
4. Well compacted sub-grade

06 P6 - SELF BINDING GRAVEL
Section — Scale 1:20

PLANNING	CT / AB	17.03.22	P01
Revision Details	By / Check	**Date**	**Rev**

Status: PLANNING

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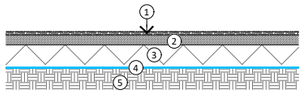
Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Paving Sheet 01 of 2

Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2900



SECTION

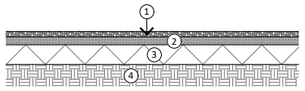
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. 25mm deep, 6mm permeable resin bound gravel. Colour: Barley Butter
2. 75mm min permeable open graded asphalt binder course to Supplier's specifications
3. 175mm compacted crusher run stone 110mm nominal size
4. Geotextile membrane
5. Well compacted sub-grade

01 P8 - RESIN BOUND GRAVEL

Section — Scale 1:20



SECTION

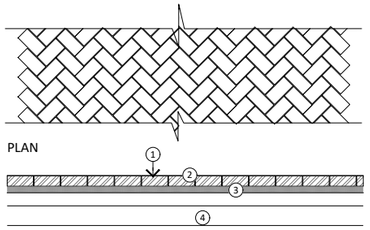
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. 50mm deep stone mastic asphalt surface to Engineer's specification.
2. 60mm macadam sub-base
3. 150mm compacted crusher run stone sub-base, 110mm nominal size
4. Well compacted sub-grade

02 P9 - CYCLE LANE - ASPHALT

Section — Scale 1:20



SECTION

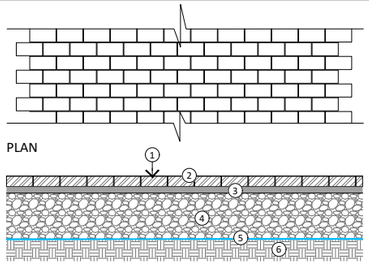
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. PC CONCRETE BLOCK PAVING - SIZE 200 X 100 X 80mm DEPTH LAID IN A HERRINGBONE PATTERN.
2. 6MM GRIT BRUSHED INTO THE JOINTS UNTIL THEY ARE COMPLETELY FILLED.
3. 50MM THICKNESS OF 6MM GRIT
4. REFER TO ENGINEER'S DRAWINGS FOR ALL LEVELS AND BUILD-UP.

03 P10 - SHARED SURFACE - PC CONCRETE BLOCK PAVING

Plan & Section — Scale 1:20



SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Permeable PC concrete block paving - Size 200 x100 x 80mm depth laid in a stretcher bond pattern
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

04 P11 - CAR PARKING - PERMEABLE PC CONCRETE BLOCK PAVING

Plan & Section — Scale 1:20

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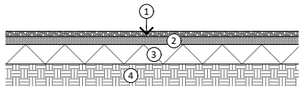
THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.



SECTION

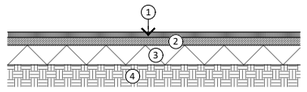
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. 50mm deep asphalt surface to Engineer's specification.
2. 60mm macadam sub-base
3. 150mm compacted crusher run stone sub-base, 110mm nominal size
4. Well compacted sub-grade

05 P12 - CARRIAGEWAY - ASPHALT

Section — Scale 1:20



SECTION

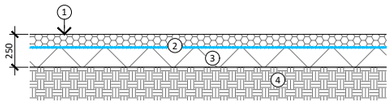
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. 40mm deep DBM wearing course
2. 60mm macadam sub-base
3. 150mm compacted crusher run stone sub-base, 110mm nominal size
4. Well compacted sub-grade

06 P13 - TARMAC

Section — Scale 1:20



SECTION

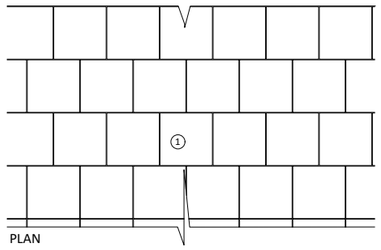
Note: All sub-bases to be confirmed by engineer

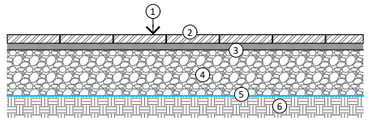
LEGEND:

1. Rubber safety surface, resin bound, placed around play equipment, depth dependant on play equipment, to be determined by specialist contractor. To comply with BS EN 1177 and BS 7188.
2. Permeable Geotextile with 250mm overlap.
3. Type 1 crushed stone sub-base.
4. Well compacted sub-grade

07 P14 - WETPOUR/ MULCH SAFETY SURFACING

Scale 1:20





SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Permeable PC concrete block paving.Size 400 x 400 x 65mm depth laid in a stretcher bond pattern
2. 6mm grit brushed into the joints until they are completely filled.
3. 50mm thickness of 6mm grit
4. 350mm thickness coarse graded aggregate
5. Geotextile
6. Well compacted sub-grade

08 P15 - PERMEABLE PC CONCRETE SLAB PAVING

Plan & Section — Scale 1:20

PLANNING	CT / AB	17.03.22	P01
Revision Details	By / Check	**Date**	**Rev**

Status: PLANNING

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Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Paving Sheet 2 of 2

Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2901

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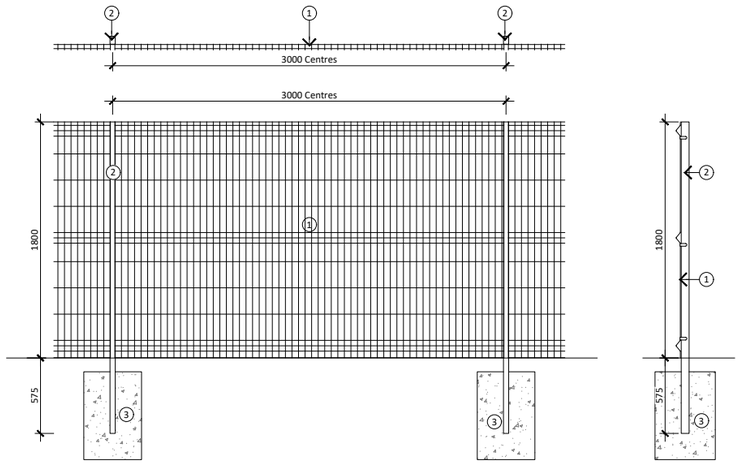


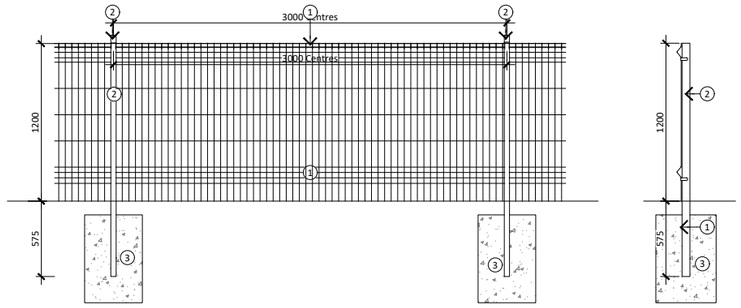
SECTION

Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Paladin Weldmesh fencing. 1800mm high. Powder coated finish, colour TBC
2. Weldmesh fence post at 3000mm centres. Powder coated finish, colour TBC
3. Concrete foundations, to Engineer's specification.

01 1.8m HIGH PALADIN WELDMESH FENCE
Plan and Section — Scale 1:20



SECTION

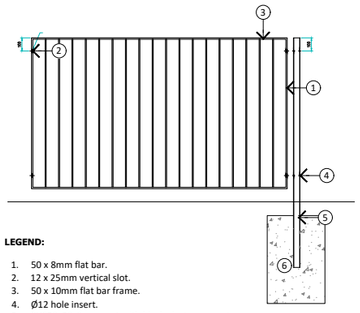
Note: All sub-bases to be confirmed by engineer

LEGEND:

1. Paladin Weldmesh fencing. 1200mm high. Powder coated finish, colour TBC
2. Weldmesh fence post at 3000mm centres. Powder coated finish, colour TBC
3. Concrete foundations, to Engineer's specification.

Note: Contractor shall provide details with a 2m high & 1m wide gate for both locations.

02 1.2m HIGH PALADIN WELDMESH FENCE
Typical Detail — Scale 1:20



LEGEND:

1. 50 x 8mm flat bar.
2. 12 x 25mm vertical slot.
3. 50 x 10mm flat bar frame.
4. Ø12 hole insert.
5. SHS50x50x3mm post with black plastic cap on top.
6. Concrete foundation to manufacturer's requirements.

Product reference: Rimini fencing by Lang + Fulton or similar in all regards. Mild steel with hot dipped galvanized finish. RAL 7022.

03 1.25m HIGH RAILING
Typical Detail — Scale 1:20

PLANNING	CT / AB	17.03.22	P01
Revision Details	**By / Check**	**Date**	**Rev**

Status: PLANNING

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Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Boundaries

Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2902

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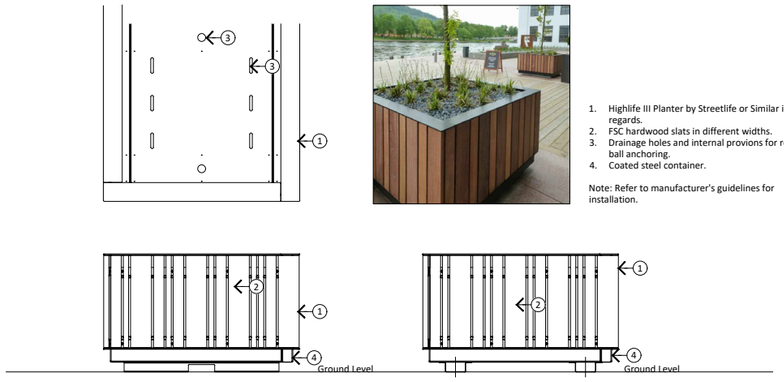
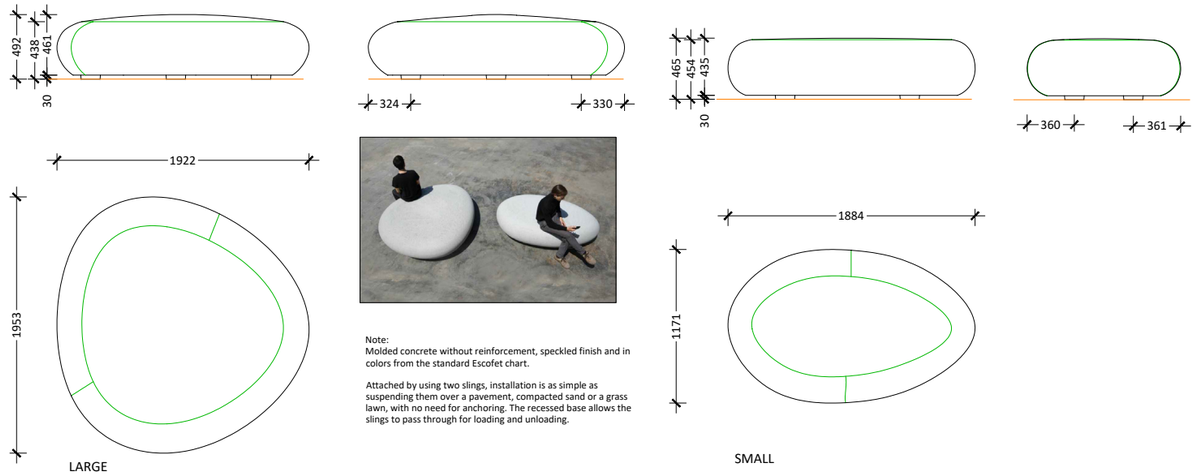


1. Highlife III Planter by Streetlife or Similar in all regards.
2. FSC hardwood slats in different widths.
3. Drainage holes and internal provions for root ball anchoring.
4. Coated steel container.

Note: Refer to manufacturer's guidelines for installation.

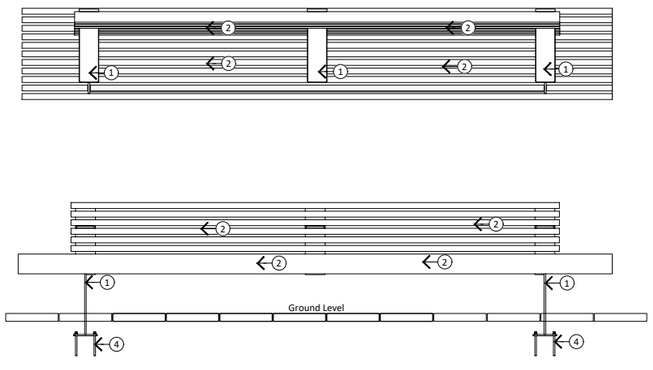
01 TIMBER SLATTED PLANTER WITH STEEL FRAME
Section — Scale 1:20



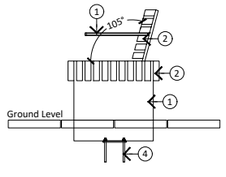
Note:
Molded concrete without reinforcement, speckled finish and in colors from the standard Escofet chart.

Attached by using two slings, installation is as simple as suspending them over a pavement, compacted sand or a grass lawn, with no need for anchoring. The recessed base allows the slings to pass through for loading and unloading.

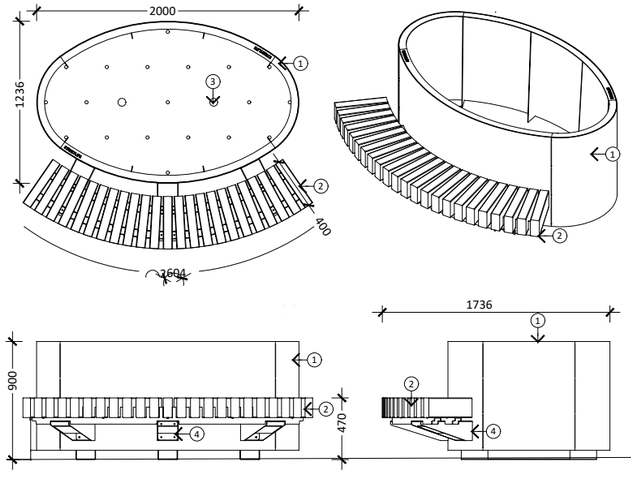
02 PETRA (ESCOFET) - SEATING ELEMENTS
Section — Scale 1:20

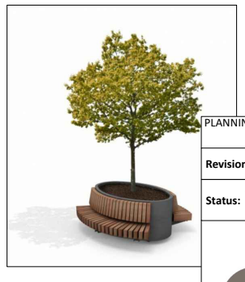


1. Galvanised steel. Finish: PPC. Colour: RAL 7016.
2. Iroko hardwood solid timbers.
3. Fixing: M12 x 165mm threaded rods with chemical anchor. (To be concealed & removable).
4. Foundation as per Engineers detail.



03 TYPICAL BENCH DETAIL
Section — Scale 1:20





1. 'Rough & ready Hug a Tub' Powder coated steel module by Streetlife or equal in all regards.
2. FSC treated hardwood timber slats integrated with module.
3. Drainage holes and internal provions for root ball anchoring.
4. Fixing brackets for integrated seating. refer to manufacturer's specification.

04 ROUGH & READY HUG AND TUB OVAL SEATING MODULE
Section — Scale 1:20

PLANNING	CT / AB	17.03.22	P01
Revision Details	By / Check	**Date**	**Rev**

Status: PLANNING

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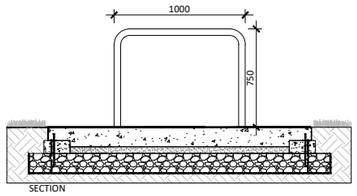
Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Furniture Sheet 1 of 2

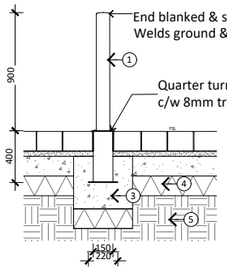
Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2903



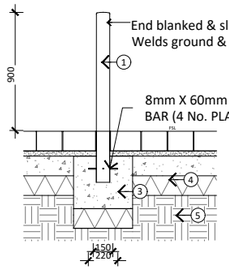
- Sheffield style cycle stand 1000x750x50mm, brushed satin stainless steel 2mm thick, base plate fixing with ground protection cover plate.
- 150mm depth concrete pad, to engineers specification.
- 50mm stone blinding regulating layer, to Engineers specification.
- Sub base: min 150mm thick type b clause 804 granular material. Refer to Engineers.

01 CYCLE STAND
Typical Detail — Scale 1:20



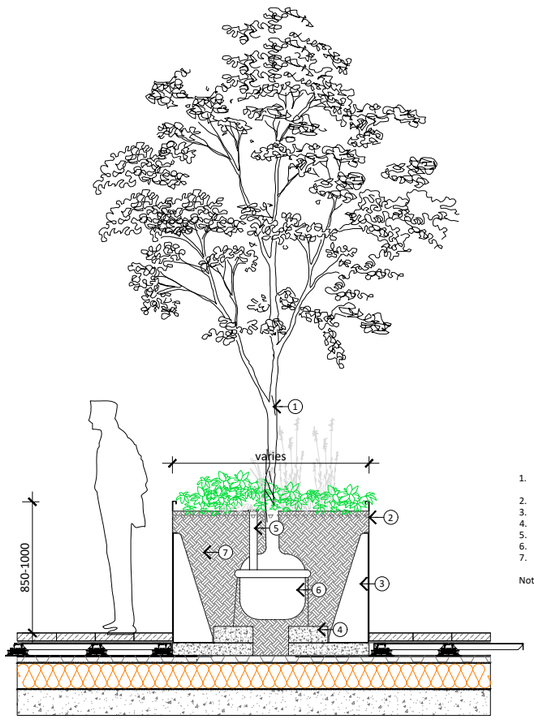
1. Ø101 bollard x 3mm thk, G316 s/s brushed finish, c/w dome top.
2. Adjacent paving. Ensure that paving is cut neatly to form a collar around steel tube.
3. Concrete footing. Refer Engineers drawings.
4. Compacted sub base. Refer to engineers drawings.
5. Compacted subgrade as per Engineer's specification.

02 REMOVABLE G316 S/S BOLLARD WITH FLUSH SOCKET
Typical Detail — Scale 1:20



1. Ø101 bollard x 3mm thk, G316 s/s brushed finish, c/w dome top.
2. Adjacent paving. Ensure that paving is cut neatly to form a collar around steel tube.
3. Concrete footing. Refer Engineers drawings.
4. Compacted sub base. Refer to engineers drawings.
5. Compacted subgrade as per Engineer's specification.

03 STAINLESS STEEL BOLLARD
Typical Detail — Scale 1:20



1. Standard tree and underplanting. Refer to Landscape layout drawings.
2. 600mm high folded steel planter.
3. 2. Triangular securing bracket.
4. 3. Platipus deadman anchor rootball cradle.
5. 4. Irrigation and Aeration pipe with cap.
6. 5. Root ball. Size dependant on species.
7. Topsoil.

Note: Planter height varies. Refer to plan layouts.

04 STEEL PLANTER ON ROOF DECK
Section — Scale 1:20

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PLANNING	CT / AB	17.03.22	P01
Revision Details	**By / Check**	**Date**	**Rev**

Status: PLANNING

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Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Furniture Sheet 2 of 2

Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2904

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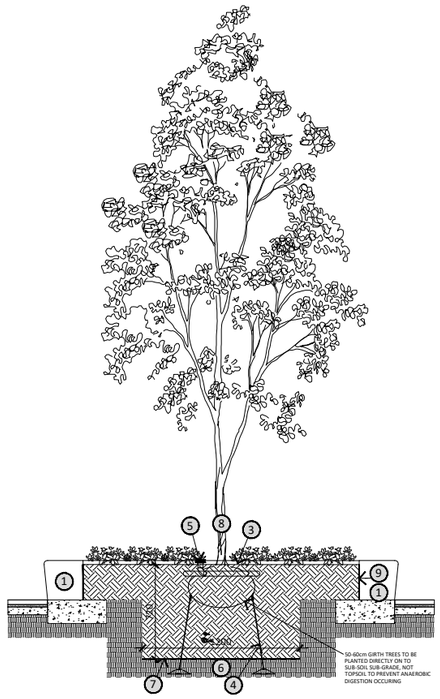
SECTION A:A

01 TREE PLANTING IN PAVED AREAS
Plan & Section — Scale 1:20

legend:

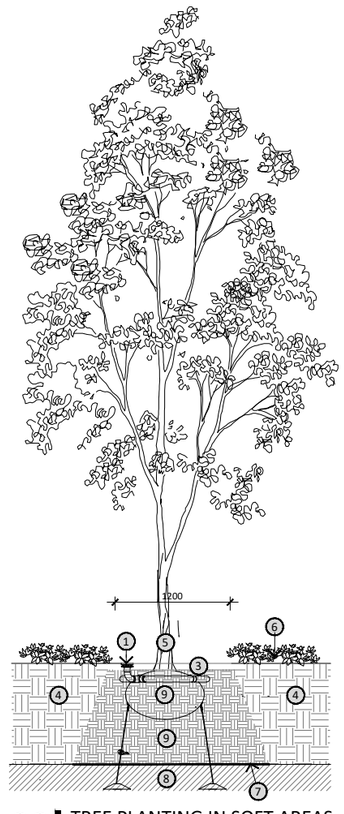
1. tree grille support frame set on concrete support6mm grit brushed into the joints until they are completely filled.
2. Twinwall Geonet laid over rootcells.
3. Strap anchor root ball guying system C/W ground anchors.
4. Rootcell structure - 3 modules deep x 8 modules square. loaded with multipurpose topsoil to bs 3882 (3:1 topsoil compost mix with osmocote 89 slow release fertilizer 40g/m2). area around rootball within root director to be backfilled with multipurpose topsoil to BS 3882.
5. Root director.
6. Irrigation system with 100x100mm cast aluminium inlet with lockable lid.
7. Tree as specified set vertical with 200mm dia PVC collar to protect trunk and retain resin bound gravel infill. Thin layer of resin bound gravel to be provided to tree trunk to allow future growth.
8. Tree grille mild steel recessed tree surround.

NOTE:
- **For trees 50-60cm girth, tree grill and tree pit to be 2m x 2m minimum.**
- **Full depth of tree pit to be min. 1m from gl to capping layer.**



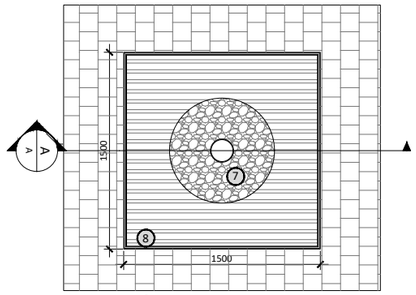
02 PLANTING TO PLAZA RAISED BEDS
Typical Section — Scale 1:20

1. Stone elemental planter system by hardscape or equal in all regards.
2. Approved topsoil - Refer to specification.
3. 50mm depth selected bark mulch
4. Platipus RF2P tree guying system to include 3xS61 tree anchors, 5m galvanised wire, 1 x ratchet tensioner & 3 x plati-mats
or
platipus RF3P tree guying system to include 3xs81 tree anchors, 8m galvanised wire, 1 x ratchet tensioner & 3 x Plati-Mats depending on tree girth size.
5. Rootrain precinct irrigation system by Greenleaf Ireland or equal in all regards.
6. Sub grade min. 300mm.
7. Porous Geotextile layer.
8. Tree as specified set vertically
9. Waterproofing to rear of planter - Paralon waterproofing base sheet, paralon waterproofing cap sheet and impertene primer by Moy materials of equal in all regards.



03 TREE PLANTING IN SOFT AREAS
Typical Detail — Scale 1:20

1. Rootrain precinct irrigation system by Greenleaf Ireland or equal in all regards
2. Platipus RF1p tree guying system to include 3xS41 tree anchors, 4m galvanised wire, 1 x ratchet tensioner & 3 x plati-mats.
3. 50mm bark mulch.
4. Approved topsoil - refer to specification. 450mm min. depth on top of 550mm sub soil to achieve 1m depth from GL.
5. Tree as specified set vertical.
6. Adjacent soft surface.
7. Porous geotextile layer.
8. Clean stone drainage layer.
9. Top soil with 150mm layer of PAS 100 compost incorporated.



PLAN - paved areas

Tree pit not to be left open more than 2 days prior to planting
Pits shall be min 450mm greater dia than rootball and min 250mm deeper. Break up base of pit to 250mm and enrich with compost
Trees to be kept thoroughly watered (min 20 gallons) during growing season. Trees to be planted upright at original soil level
Deadman underground guying system to be used where services prevent anchors from being driven in.

Tree Grille - Illustrative image

PLANNING	CT / AB	17.03.22	P01
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Status: PLANNING

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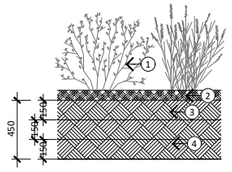
Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Soft Landscaping Sheet 1 of 2

Scale@A1: 1:20 — **Date:** March 2022

Dwg.no: 7248-L-2905



SHRUB & HERBACEOUS NOTES:

Ornamental grass species and mediterranean species to planted with grit around root ball to allow for free draining and lower fertility conditions.

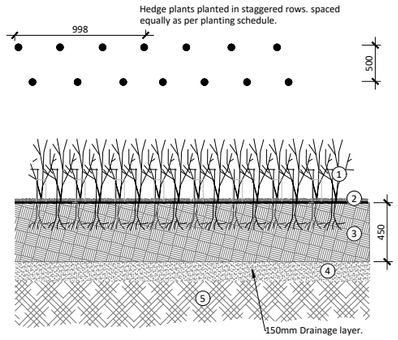
1. Planting as per schedule.
2. 75mm fine grade bark mulch.
3. Imported general purpose grade topsoil to BS 3882 laid in layers of 150mm to a depth of 450mm.
4. Free draining sub-grade. min. 550mm clean imported sub-soil.

Note: Applies to all shrub areas.

01 SHRUB PLANTING

Scale 1:20

Hedge plants planted in staggered rows. spaced equally as per planting schedule.



Legend:

Notes: Prior to planting all areas shall have stone debris greater than 50mm removed from site. all rhizomes shall also be removed in advance of cultivation. all shrub border planting shall be cultivated to a depth of 300mm and re-graded to suit levels.

1. Hedge planting- refer to general arrangement for species and location. please note that the top of the Rootball must be level with the top of soil for height of hedging at planting refer to planting schedule.

2. 75mm depth of organic mini chip mulch. sample to approval prior to spreading. grade garden mulch down to plant stem base from 200mm distance. Note: mulch must not be placed against base of stem or plant failure could occur. contractor to ensure the bark supplied would also be compliant for use in children's playground facilities as a 'play bark' surfacing treatment.

3. 450mm depth of good quality imported topsoil. sample to approval in advance of procurement and delivery.

4. 150mm depth of cultivated sub-grade / free draining clean gravel if drainage issues are evident, seek approval prior backfilling.

5. Free draining sub-grade. min. 400mm clean imported sub-soil.

Note: Applies to all hedge areas.

Note: refer to planting schedule for heights and selected species.

02 HEDGE PLANTING

Scale 1:20

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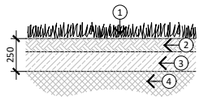


GRASS NOTES:

Soil preparation:
- Subsoil: 150cm deep subsoil broken-up to allow for good drainage.
- Stones: Maximum size of stones / earth clogs: 30mm.
- When weed seeds germinate treated them with herbicide.
- Topsoil: Before laying turf final 25mm to be reduced to a fine tilth by use of harrow or other suitable plant.

Legend:

1. Lawn areas to be laid out in amenity grade turf. sample to be provided for approval.

2. Turf to be laid on 100mm (min. depth) good quality topsoil. sample of topsoil to approval prior to delivery. Turf areas to be laid on sand as required.

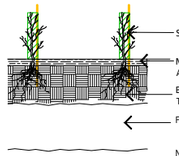
3. 150mm of fully cultivated sub-grade.

4. free draining sub-grade. min. 750mm clean imported sub-soil.

Note: applies to all grass areas.

03 TURF PLANTING

Scale 1:20



SPIRAL GUARD PROTECTION AND CANE

MULCHING: 50mm DEEP COMPACTED BARK AS PER SPECIFICATION

BACKFILLING MATERIAL 300MM TOPSOIL (AS PER SPECIFICATION): TO BS 3882:2015 SPECIFICATION FOR TOPSOIL.

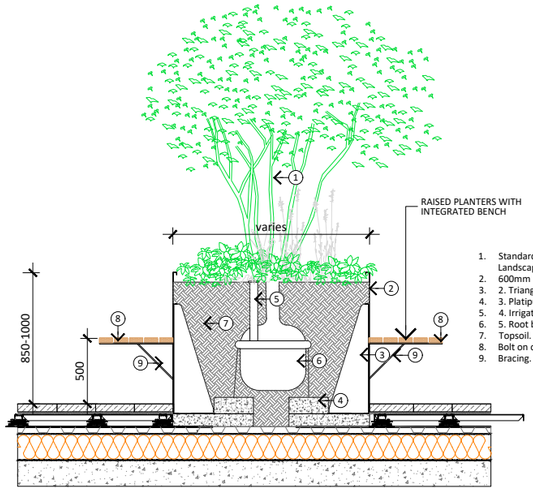
FREE DRAINING SUB-GRADE. MIN. 700mm CLEAN IMPORTED SUB-SOIL. REFER TO RPS REMEDIAL STRATEGY REPORT FEBRUARY 2022.

NOTE: APPLIES TO ALL WHIP PLANTING AREAS.

04 WHIP PLANTING

Cross Section

Scale:1:20



1. Standard tree and underplanting. Refer to Landscape layout drawings.
2. 600mm high folded steel planter.
3. 2. Triangular securing bracket.
4. 3. Platipus deadman anchor rootball cradle.
5. 4. Irrigation and Aeration pipe with cap.
6. 5. Root ball. Size dependant on species.
7. Topsoil.
8. Bolt on cantilever hardwood bench.
9. Bracing.

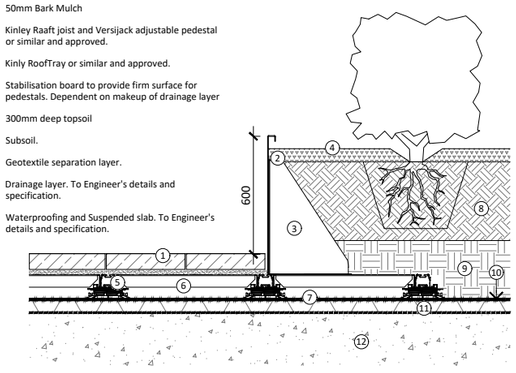
05 STEEL PLANTER WITH INTEGRATED TIMBER BENCH

Cross Section

Scale: 1:20

LEGEND:

1. Permeable PC Block Paving on Kinley Pedestal Subfame. Type and size to be agreed. Blocks to be laid on bedding mortar.
2. 600 mm High folded steel planter.
3. Triangular securing bracket.
4. 50mm Bark Mulch
5. Kinley Raaft joist and Versijack adjustable pedestal or similar and approved.
6. Kinly RoofTray or similar and approved.
7. Stabilisation board to provide firm surface for pedestals. Dependent on makeup of drainage layer
8. 300mm deep topsoil
9. Subsoil.
10. Geotextile separation layer.
11. Drainage layer. To Engineer's details and specification.
12. Waterproofing and Suspended slab. To Engineer's details and specification.



SECTION

Note: All sub-bases to be confirmed by engineer

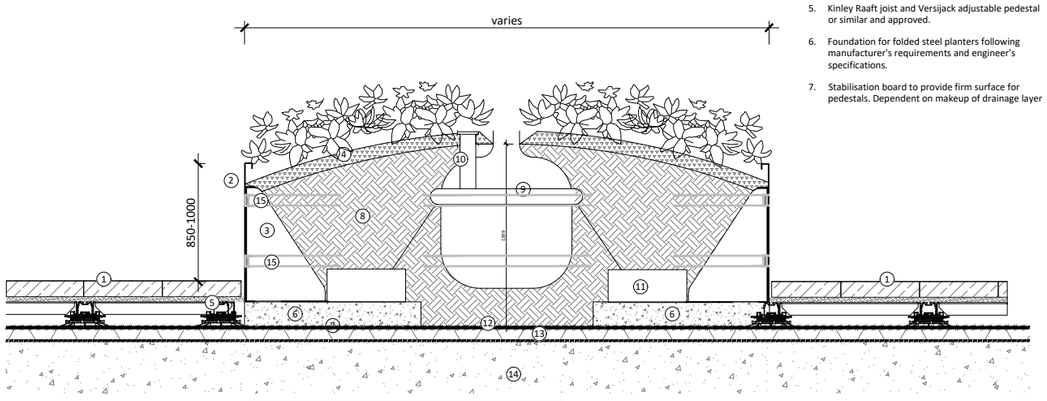
06 STEEL PLANTER - ON KINLEY SYSTEM

Section

Scale 1:10

LEGEND:

1. Permeable PC Block Paving on Kinley Pedestal Subfame. Type and size to be agreed. Blocks to be laid on bedding mortar.
2. 850 mm high Folded steel planter.
3. Triangular securing bracket.
4. 50mm Bark Mulch
5. Kinley Raaft joist and Versijack adjustable pedestal or similar and approved.
6. Foundation for folded steel planters following manufacturer's requirements and engineer's specifications.
7. Stabilisation board to provide firm surface for pedestals. Dependent on makeup of drainage layer
8. Mounded topsoil
9. Rootball. Size dependent on species.
10. Irrigation and Aeration pipe with cap.
11. Platipus deadman anchor rootball cradle.
12. Geotextile separation layer.
13. Drainage layer. To Engineer's details and specification.
14. Waterproofing and Suspended slab. To Engineer's details and specification.
15. Bracing support bars following manufacturer's guidance



SECTION

Note: All sub-bases to be confirmed by engineer Podium make up varies

07 STEEL PLANTER TREE PLANTER - ON KINLEY SYSTEM

Section

Scale 1:10

PLANNING	CT / AB	17.03.22	P01
Revision Details	**By / Check**	**Date**	**Rev**

Status: PLANNING

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Client : Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Details - Soft Landscaping Sheet 2 of 2

Scale@A1: 1:20 | **Date:** March 2022

Dwg.no: 7248-L-2906

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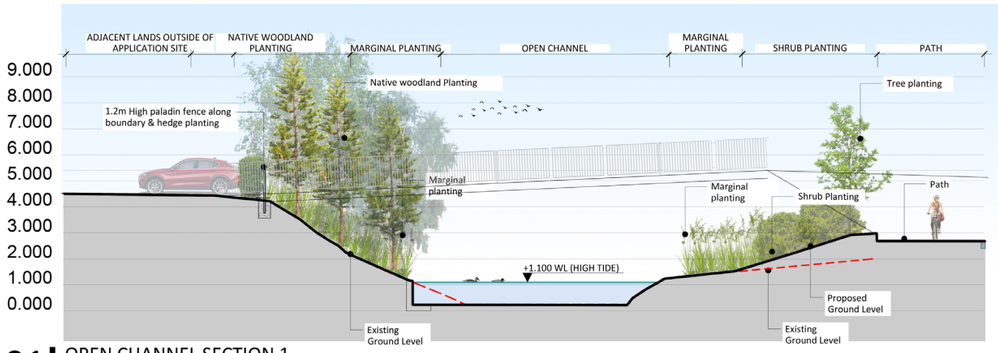
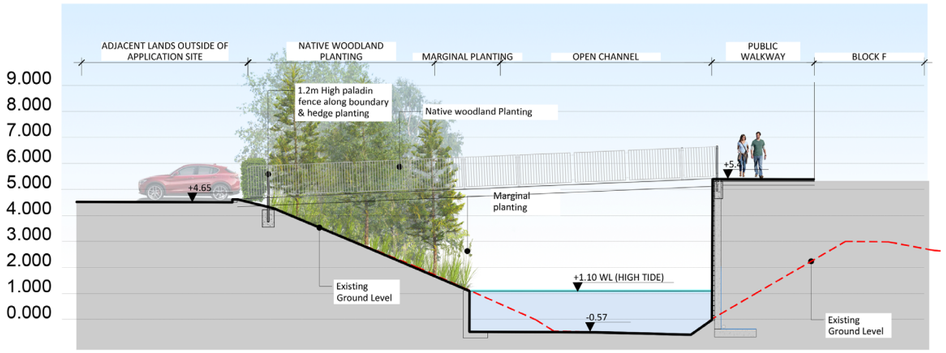


01 OPEN CHANNEL SECTION 1
Typical Cross Section
1:100



02 OPEN CHANNEL SECTION 2
Typical Cross Section
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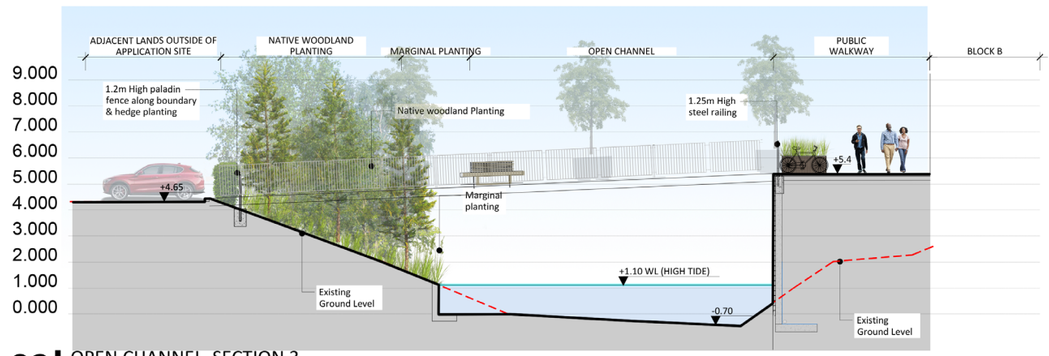
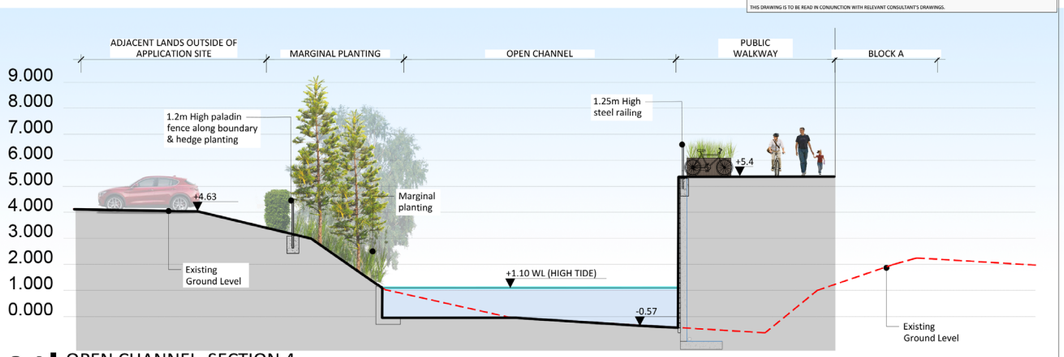
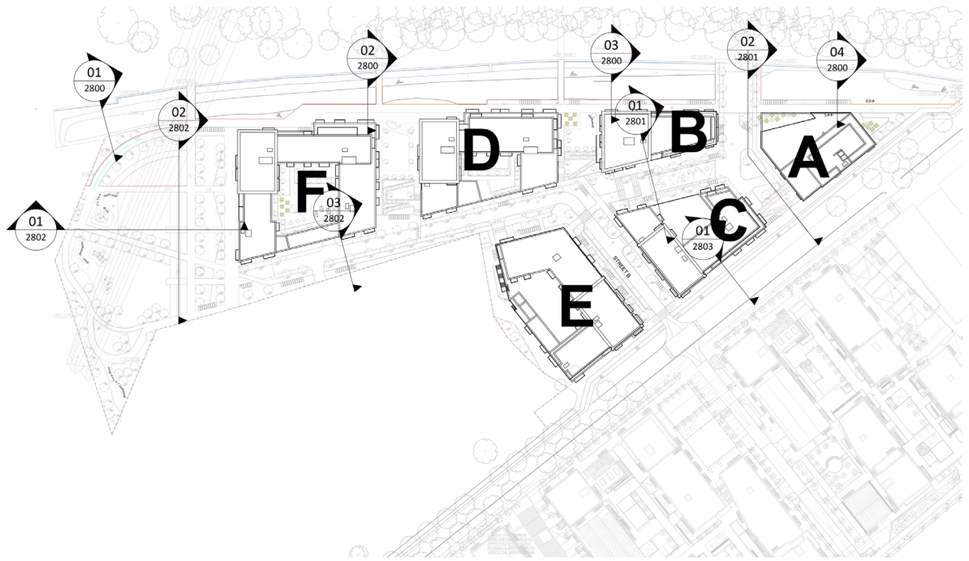


03 OPEN CHANNEL SECTION 3
Typical Cross Section
1:100



04 OPEN CHANNEL SECTION 4
Typical Cross Section
1:100



KEY PLAN 1-2500 @ A1

PLANNING Revision Notes	OC / AB By / Chk	17.03.22 Date	P01 Rev

Status: PLANNING

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Client: Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Sections Sheet 1 of 4

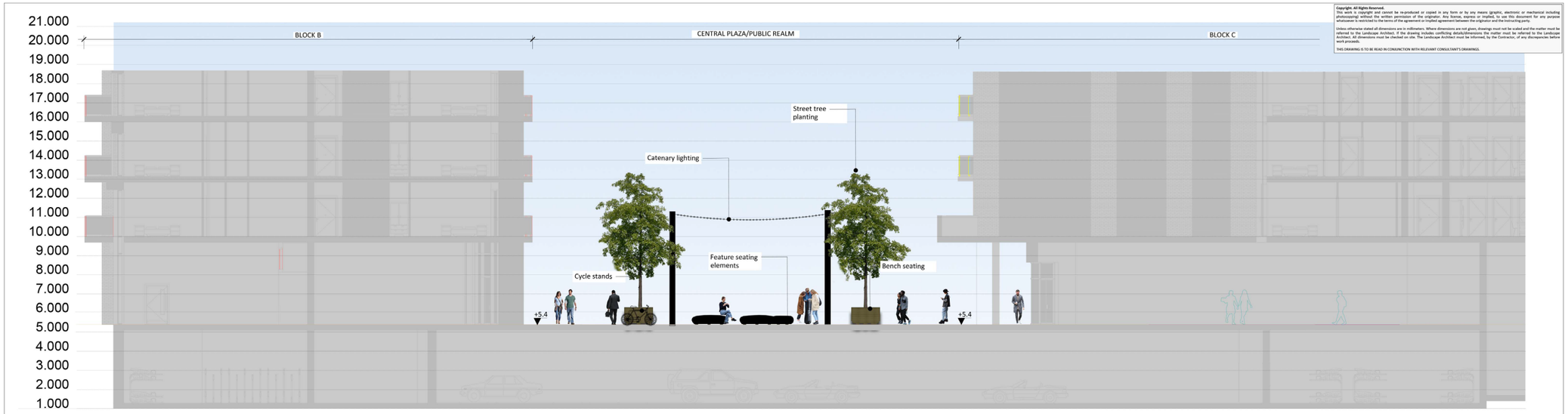
Job No: 7248 | **Scale@**A1 1:100 | **Date:** March 2022

Drawing Number

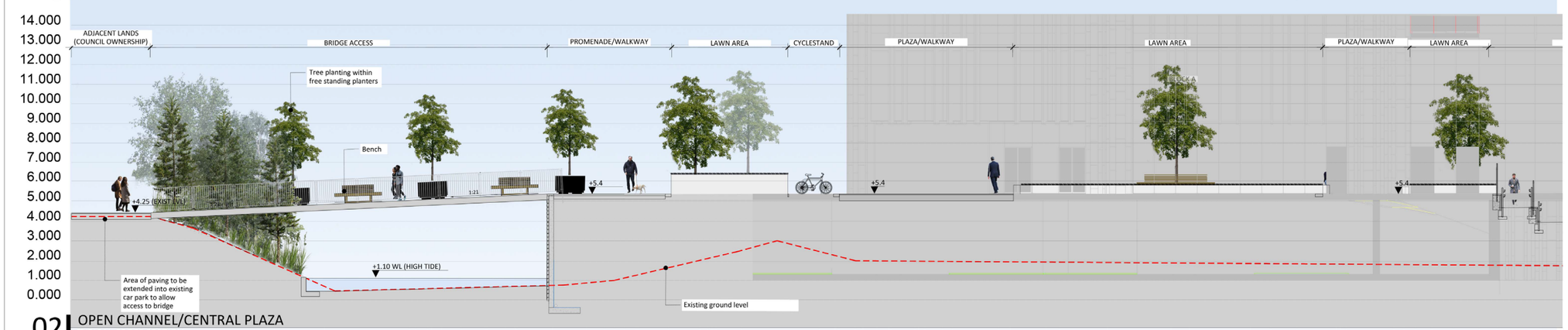
7248-L-2800

Revision P01

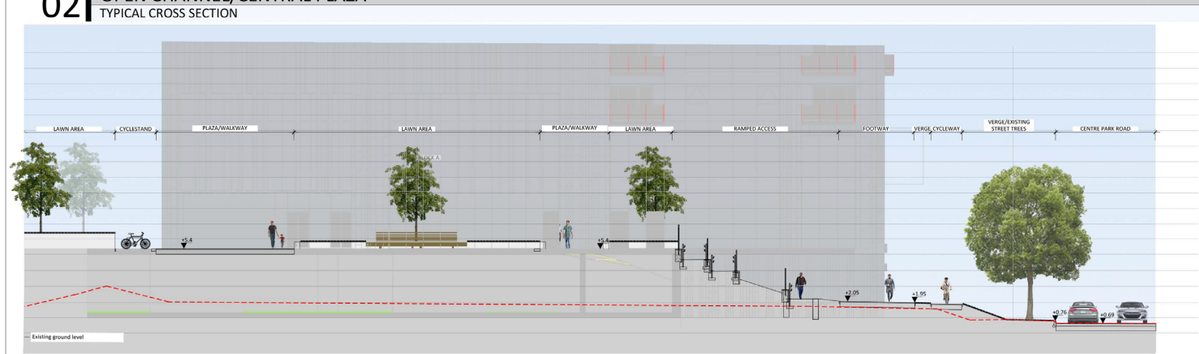
18.1 Sections



01 CENTRAL PLAZA AREA
Typical Cross Section
1:100



02 OPEN CHANNEL/CENTRAL PLAZA
TYPICAL CROSS SECTION



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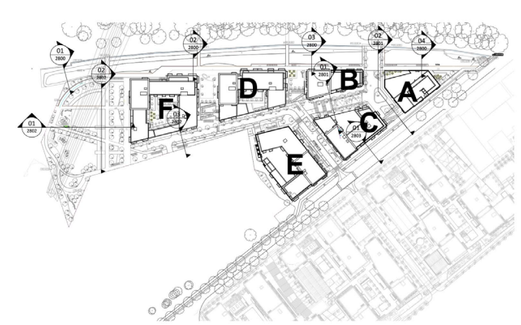

KEY PLAN 1:1250

PLANNING	Revision Notes	QC / AB By / Chk	17.03.22 Date	P01 Rev

Status: PLANNING

Park Hood
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Hawarden House, 163 Upper Newtownards Road, Belfast, BT4 3HZ
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Client: Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Sections Sheet 2 OF 4

Job No: 7248 | **Scale@A1** VARIES | **Date:** March 2022

Drawing Number

7248-L-2801 | Revision P01

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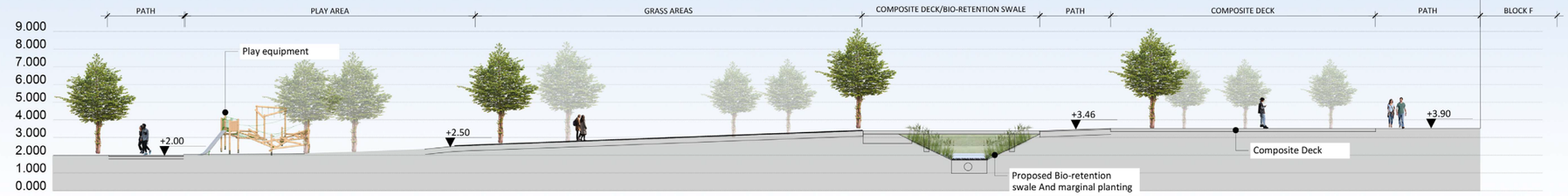
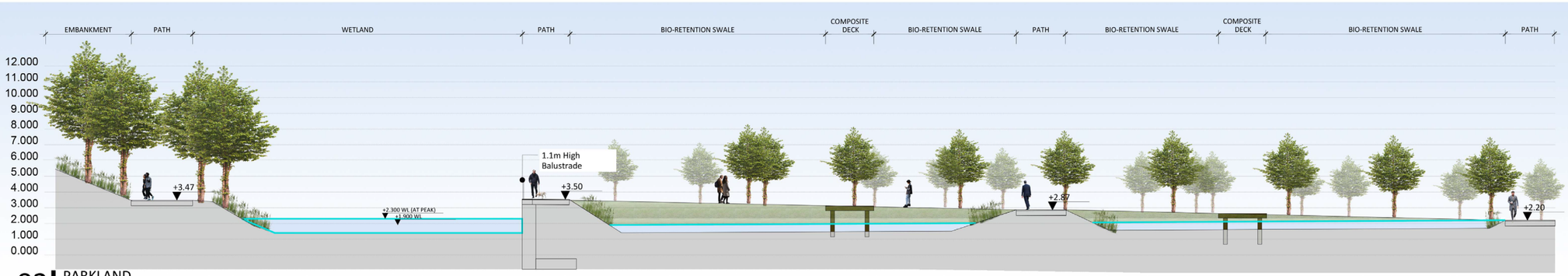
18.2 Sections



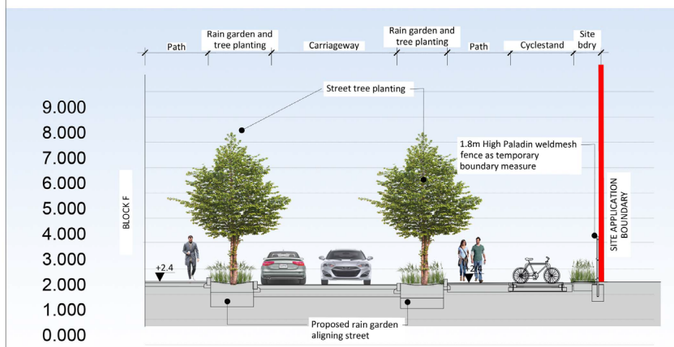
01 PARKLAND
TYPICAL CROSS SECTION

Scale 1:125



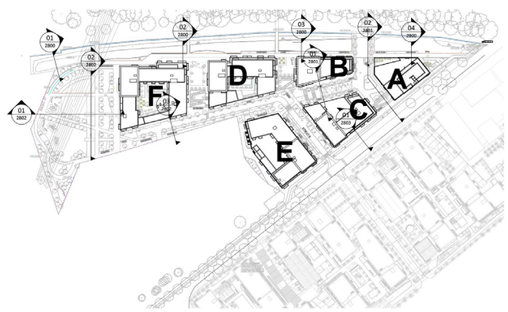
02 PARKLAND
TYPICAL CROSS SECTION

Scale 1:125



03 INTERNAL ROAD/RAIN GARDEN INTERFACE
Typical Cross Section

1:100



KEY PLAN 1:1250

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THIS DRAWING IS TO BE READ IN CONJUNCTION WITH RELEVANT CONSULTANT'S DRAWINGS.

PLANNING	Revision Notes	OC / AB By / Chk	17.03.22 Date	P01 Rev

Status: PLANNING

Park Hood
Chartered Landscape Architects

Hawarden House, 163 Upper Newtownards Road, Belfast, BT4 3HZ
T: +44 (0) 28 9029 8020 **E:** info@parkhood.com **parkhood.com**

Client: Tiznow Property Company Limited (Comer Group Ireland)

Project: City Park Development at the Former Tedcastles Site, Centre Park Road, Cork City

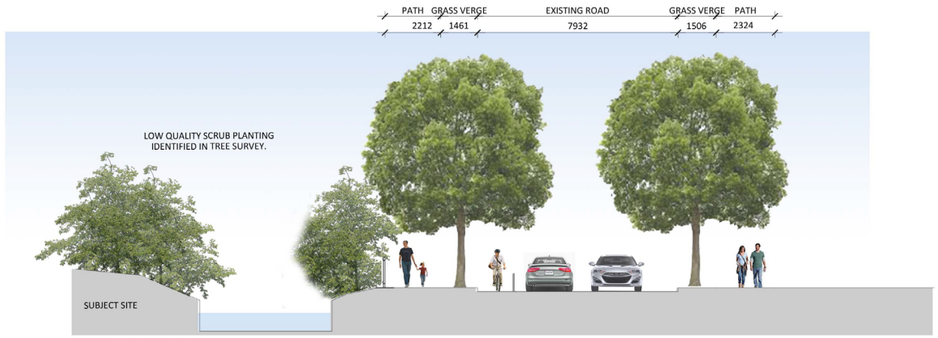
Title: Landscape Sections Sheet 3 of 4

Job No: 7248 | **Scale@**A1 VARIES | **Date:** March 2022

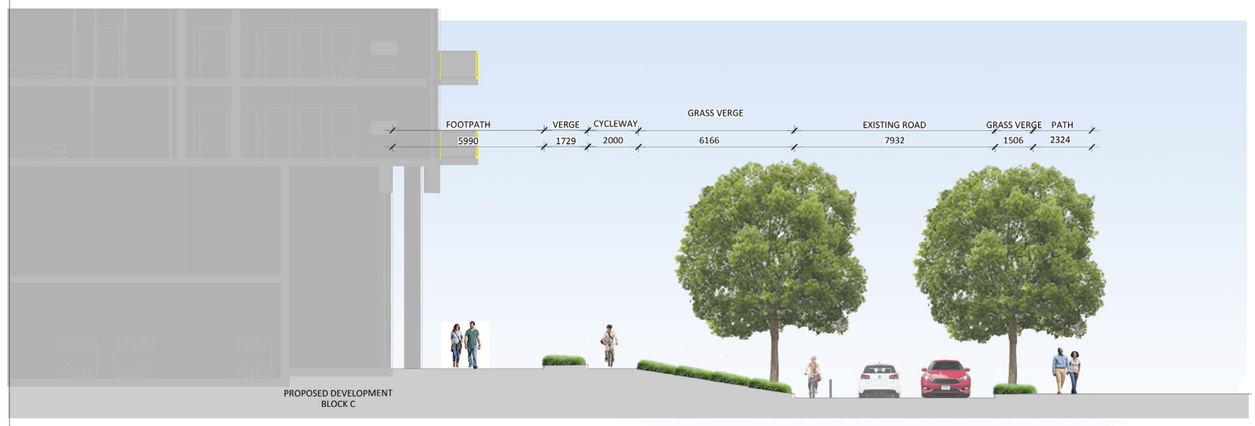
Drawing Number

7248-L-2802

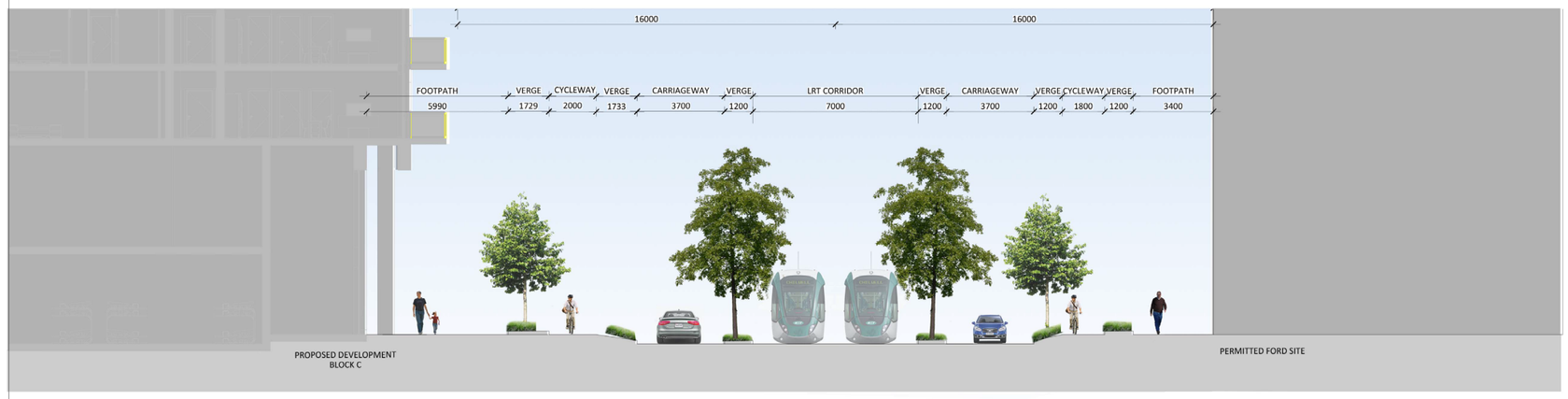
Revision P01



01 Existing Centre Park Road
Section Scale 1:50



02 Proposed development with existing Centre Park Road
Section Scale 1:50



03 Inferred ABTA Proposed Centre Park Road Levels and new infrastrucutre
Section Scale 1:50

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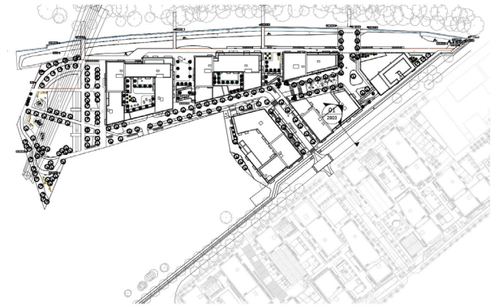

KEY PLAN 1:1250

PLANNING	Revision Notes	OC / AB By / Chk	17/03/22 Date	P01 Rev

Status: PLANNING

Park Hood
Chartered Landscape Architects

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T: +44 (0) 28 9029 8020 **E:** info@parkhood.com **parkhood.com**

Client: Tiznow Property Company Limited
(Comer Group Ireland)

Project: City Park Development
at the Former Tedcastles Site, Centre Park Road, Cork City

Title: Landscape Sections
Sheet 4 of 4

Job No: 7248 | **Scale@A1** 1:100 | **Date:** March 2022

Drawing Number

7248-L-2803

Revision P01

19.0 Planting Schedule

Tree Planting

Tree tags	Species	Girth	Height	Spec
Qp	Quercus palustris	18-20cm	4.0-5.0m	3xtr. (R/B)
Te	Tilia europaea	18-20cm	4.0-5.0m	3xtr. (R/B)
Pa	Prunus avium	16-18cm	4.0-5.0m	3xtr. (R/B)
Pc	Pyrus calleryana 'Chanticleer'	16-18cm	4.0-5.0m	3xtr. (R/B)
Bp	Betula pendula	16-18cm	4.0-5.0m	3xtr. (R/B)
Ag	Alnus glutinosa	16-18cm	4.0-5.0m	3xtr. (R/B)
Ap	Acer platanoides	16-18cm	4.0-5.0m	3xtr. (R/B)
Qr	Quercus robur	16-18cm	4.0-5.0m	3xtr. (R/B)
Ls	Liquidambar styraciflua	20-25cm	4.5-5.5m	4xtr. (R/B)

Small and Multistem Trees

Tree tags	Species	Height	Spec
Ag2	Amelanchier × grandiflora 'Robin Hill'	3.5-4m	3xtr. (R/B)
Bu	Betula utilis var. jacquemontii	3.5-4m	3xtr. (R/B)
Cm	Corylus mas 'dogwood'	3-4m	3xtr. (R/B)
Pp	Prunus padus 'Bird cherry'	3-4m	3xtr. (R/B)

Tree Planting - Wetland areas

Tree tags	Species	Girth	Spec
Bp2	Betula pubescens	8-12cm	3xtr. (R/B)
Bp	Betula pendula	8-12cm	3xtr. (R/B)
Sc	Salix caprea	8-12cm	3xtr. (R/B)
Cs	Crataegus monogyna	8-12cm	3xtr. (R/B)

Native Woodland Planting

Species	Height	Stock	Spec	Density
Corylus avellana	80-100cm	BR	1+2 Bushy	0.5/m2
Pinus sylvestris	80-100cm	C,5L	leader/laterals	0.5/m2
Viburnum opulus	80-100cm	BR	1+2 Bushy	0.5/m2
Eunoymus europaea	80-100cm	BR	1+2 Bushy	0.5/m2
Betula pendula	80-100cm	BR	1+2 Bushy	0.5/m2
Crataegus monogyna	80-100cm	BR	1+2 Bushy	0.5/m2
Prunus avium	80-100cm	BR	1+2 Bushy	0.5/m2
Ilex aquifolium	125-150cm	RB	leader/laterals	0.5/m2
Sambucus nigra	80-100cm	BR	1+2 Bushy	0.5/m2

Hedge planting

Species	Stock	Height	Spec	Density
Ligustrum ovalifolium	RB/C	1m	Double staggered row	4/linm

Shrub Planting

High Shrub Planting

Species	Stock	Spec
Pyracantha 'Orange Glow'	C5	Branched
Cornus alba 'Sibirica'	C5	Branched
Elaeagnus × ebbingei	C5	Branched
Sarcococca hookeriana	C5	Branched
Hebe rakiensis	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'	C2	Full pot
Allium hollandicum	C2	Full pot

Rain Garden Planting Mix

Species	Stock	Height	Spec	Density
Euonymus alatus 'Compactus'	C5	90-120cm	Branched	2/m2
Osmunda regalis	C2	30-40cm		4/m2
Iris pseudoacodrus	C2	30-40cm		4/m2
Deschampsia cespitosa	C2	30-40cm		4/m2
Miscanthus s. 'Kleine Fontäne'	C2	30-40cm		4/m2
Valeriana officinalis	C2	30-40cm		4/m2
Achillea filipendulina 'Moonshine'	C2	30-40cm		4/m2
Sanguisorba officinalis	C2	30-40cm		4/m2
Aster novi-belgii	C2	30-40cm		4/m2
Angelica sylvestris 'Purpurea'	C2	30-40cm		2/m2
Geranium macrorrhizum 'Gerwat'	C2	30-40cm		6/m2
Primula japonica 'Millers's Crimson'	C2	20-30cm		6/m2
Helleborus foetidus	C2	10-20cm		6/m2

Shade-tolerant Mix

Species	Stock	Height	Spec	Density
Deschampsia cespitosa	P9	20-30cm		6/m2
Ajuga reptans	C2	30-40cm		4/m2
Aquilegia vulgaris	C2	20-30cm		5/m2
Anemone hupehensis	C2	30-40cm		4/m2
Actaea simplex 'Atropurpurea'	C2	30-40cm		2/m2
Geranium macrorrhizum 'Gerwat'	P9	20-30cm		6/m2
Bergenia 'Bressingham Ruby'	P9	20-30cm		6/m2
Alchemilla mollis	C2	30-40cm		4/m2
Helleborus 'Harvington double red'	P9	20-30cm		6/m2
Helleborus foetidus	P9	20-30cm		6/m2
Heuchera micrantha 'Palace Purple'	C2	30-40cm		36/m2
Hypericum calycinum	C2	30-40cm		36/m2
Galanthus nivalis	Bulb			36/m2
Hedera helix	C2	60-80cm	Bushy	2/m2

Swale Planting

Species	Stock	Height	Spec	Density
Miscanthus sinensis 'Kleine Fontäne'	C2	30-40cm		4/m2

Wildlife Buffer Planting Mix

Species	Stock	Height	Spec	Density
Rubus fruticosus	C5		branched	1/m2
Prunus spinosa	C5		branched	1/m2
Crataegus monogyna	C5		bushy	8/m2
Deschampsia cespitosa	P9		bushy	8/m2
Aster novi-belgii	P9		bushy	8/m2
Achillea filipendulina 'Moonshine'	P9		bushy	8/m2
Helleborus foetidus	P9			20/m2
Hyacinthoides non-scripta	Bulb			100/m2
Hedera helix	C2	60-80cm	Bushy	2/m2

Grass seeding

Open space lawn - Mix: 30% (Perennial Ryegrass) + 30% (Perennial Ryegrass) + 40% (Strong creeping red fescue) + Sowing rate: 35g/m2 (12.5Kg 20 bags/Ha @ 25/gm2) Cutting height: Between 20-50mm

Meadow Area
Traditional Irish wildflower mixture

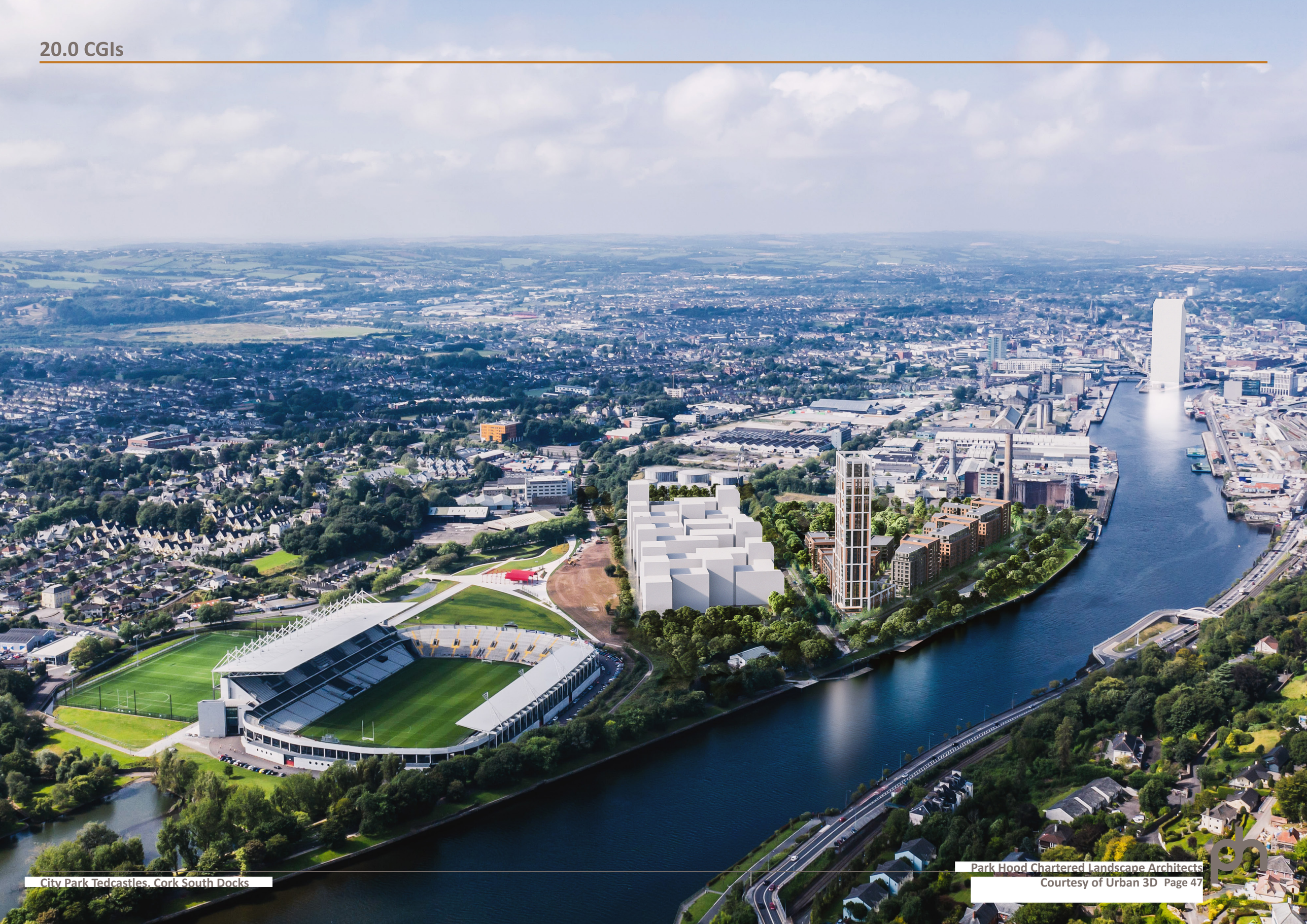
Bulb Planting
Native Irish mixture

Riparian Woodland

Species	Height	Stock	Spec	Density
Alnus glutinosa	80-100cm	BR	1+2 Bushy	0.5/m2
Salix alba	80-100cm	BR	1+2 Bushy	0.5/m2
Salix viminalis	80-100cm	BR	1+2 Bushy	0.5/m2
Quercus robur	80-100cm	BR	1+2 Bushy	0.5/m2
Corylus avellana	80-100cm	BR	1+2 Bushy	0.5/m2
Crataegus monogyna	80-100cm	BR	1+2 Bushy	0.5/m2
Ilex aquifolium	125-150cm	RB	leader/laterals	0.5/m2

Field Layer

Ranunculus repens	30-40cm	C2		4/m2
Rumex sanguineus	30-40cm	C2		4/m2
Filipendula ulmaria	30-40cm	C2		4/m2
Angelica sylvestris	30-40cm	C2		4/m2
Impatiens glandulifera	30-40cm	C2		4/m2
Galium Palustre	30-40cm	C2		4/m2
Lythrum salicaria	30-40cm	C2		4/m2
Primula vulgaris	30-40cm	C2		4/m2
Hedera helix	30-40cm	C2		4/m2
Rubus fruticosus	30-40cm	C2		4/m2
Allium ursinum	30-40cm	C2		4/m2



City Park Tedcastles, Cork South Docks

Park Hood Chartered Landscape Architects
Courtesy of Urban 3D

21.0 Summary and Conclusion

The proposed landscape design aims to provide a high-quality landscape environment to transform an industrial site into a vibrant and sustainable mixed-use development in-keeping with the surrounding landscape character. Design decisions have been made in order to alleviate any immediate and long-term negative impacts.

The structure of this document has been developed to provide an understanding of the design evolution, providing explanatory text and imagery to communicate the design proposals.

In demonstrating the above, it has been shown that the proposed scheme is responsive to the site's context and character and provide a sensitive regeneration scheme reflecting the needs of a multitude of users.

1. The application drawings should provide further detail with regard to existing and proposed levels across the entire development site. The treatment of level ABP-311723-21 Pre-Application Consultation Opinion Page 3 of 8 differences within the proposed development and the relationship of the development with adjoining lands and public roads should be described in detail, in plan and in section drawings. Particular consideration should be given to the interface with Centre Park Road and the Marina. The application should describe the relationship between proposed commercial units and adjoining public spaces and how pedestrian footfall and activity will be generated within these areas.

Refer to:
- 7.0 Design Proposal - Landscape Masterplan.
- 18.0 Sections

2. Further analysis of the relationship with Centre Park Road should be undertaken and described in detail in the application, to include detailed section drawings and other imagery demonstrating the context of the site with adjoining permitted development.

Refer to
- 7.0 Design Proposal - Landscape Masterplan

4. Detailed design proposals for proposed pedestrian bridges from the application site to the Marina, crossing the open storage channel, should be provided. Any associated works occurring outside of the applicant's landholding should be clearly identified and evidence of the consent of the relevant landowner should be submitted in this regard.

Refer to:
- 7.0 Design Proposal - Landscape Masterplan.
- 18.0 Sections

5. An analysis of the impact on views identified in the Landscape and Visual Summary Statement should be provided and further consideration should be given, inter alia, to the scale and mass of development in longer views east from the city. The analysis of visual impacts should also give consideration to the extent of masterplan proposals for the lands.

Refer to Landscape and Visual Impact Assessment.

7. The site plans should clearly identify all / any wayleaves or rights of way across the application site in accordance with the requirements of article 127(2) of the ABP-311723-21 Pre-Application Consultation Opinion Planning and Development (Strategic Housing Development) regulations 2017, as amended.
In addition, existing overhead powerlines traversing the site, and associated adjacent pylon structures, should be clearly identified in the application drawings.

Refer to:
- 4.0 Site Assets and Constraints Plan.

14. A report that specifically addresses the proposed materials and finishes to the scheme including specific detailing of finishes, landscaping and paving, pathways, entrances and boundary treatments. Particular regard should be had to the requirement to provide high quality, durable and sustainable finishes which have regard to the context of the site.

Refer to:
15.0 Hard Landscaping
17.0 Details

15. Detail of areas intended to be taken in charge by the local authority, including any surface water management features within such areas.

Refer to:
- 7.0 Design Proposal - Landscape Masterplan

17. The application should respond to the objective of the City Development Plan for the continuation of the riverfront Marina Walk amenity route in a westerly direction toward the city centre.

Refer to:
- 7.0 Design Proposal - Landscape Masterplan. Multiple connections are indicated from the application site to the North through via series of bridges.

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