

Proposed Residential Development at Church
Fields East, Mulhuddart, Dublin 15
Landscape Design Statement

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Client:

Fingal County Council

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1 Introduction

1.1 Site Context and Description

The site for the proposed development is located in the peri-urban Tyrrelstown area north of Mulhuddart Dublin 15, c. 11.5km to the north-west of Dublin city centre and c. 1.5km north of Blanchardstown town centre.

The development site is located between a stand of mature tree along Church Road to the east, the permitted Church Fields Housing and Eastern Linear Park Development (PARTXI/012/21) to the west, Damastown Avenue to the north, and a permitted linear park (PARTXI/012/21) to the south. The protected structure of Mulhuddart Church (in ruins) and Graveyard (RPS No. 670) is located east of Church Road. Further to the south-west of the proposed development site are the existing residential areas of Avondale and Wellview (refer to [Figure 1](#)).

Further to the north of the Damastown Avenue the lands are in community use comprising of Betania Church and Powerstown Educate Together National School, and Gaelscoil an Chuilinn educational facilities. Tyrrelstown local centre is c. 750m to the north-east of the proposed development. Lady's Well Park, to the east of Church Road is c. 100m to the south-east of proposed development site. The TU Dublin Blanchardstown Campus is a further c. 720m to the south-east. Further to the north-east are the Amazon Data Centre Technology Park, Pharmaceutical facilities, Blanchardstown Corporate Park, Northwest Logistics and Business Park and, Ballycoolin Business Park, while to the south-west is the Damastown Industrial Park and Plato Business Park comprising light industrial and pharmaceutical activities.



Figure 1 Site Context

The site is effectively green-field, currently used in-part as amenity space and in-part as rough grassland with scrub and some areas of spoil and rubble. There are no existing structures on the site. While a 110kV overhead powerline crosses the north-eastern corner of the site, the associated pylons are located outside of the site – north of Damastown Avenue and east of Church Road.

An earth bank runs from south to north and then east through the western and northern part of the site. A treeline and hedgerow with associated scrub runs along the west – east section of the bank. There are no watercourses within the site, however, the Pinkeen River flows north to south c. 800m west of site.

A cycleway, permitted as part of the Church Fields Link Road and Cycle Network Project (FCC Planning Ref. No.: PARTXI/011/19), is under construction along the eastern boundary of the site and west of the mature trees along Church Road (refer to Figure 1).

A Tree Survey and Planning Report by Independent Tree Surveys, (ITS, 2023) has been carried out for the site. The report notes that the most significant trees in the area are the line of mature Beech trees (Group G3) along the western side Church Road. These trees are outside of the site boundary. There are 2 main groups of trees within the site (G1 & G2) comprising mature Hybrid Black Poplar (G1) and a second mixed planting of younger trees and shrubs (G2). The trees within G1 are tall and have some local amenity and landscape value. There are also some areas of regenerating planting with young oak saplings within the site. An old hedgerow (H1), which lies south of the site will be incorporated into the previously permitted Eastern Linear Park (FCC Reg. Ref. No.: PARTXI/012/21). In addition, a line of young fastigate hornbeam trees have been planted in the verge along Damastown Avenue to the north.

1.2 Landscape Planning Context

The site and adjoining lands, including existing residential areas in Wellview and Avondale to the south are zoned 'RS – Residential: To provide for residential development and protect and improve residential amenity' (refer to Figure 2). Surrounding zonings include:

- **CI - Community Infrastructure:** Provide for and protect civic, religious, community, education, health care and social infrastructure.
This applies to the lands to the north of Damastown Avenue.
- **OS - Open Space:** Preserve and provide for open space and recreational amenities.
This applies to existing open space areas at Wellview Park to the south, Lady's Well Park to the south-east, to areas (including the Mulhuddart Cemetery and Graveyard) to the east of Church Road, to small areas within existing residential areas and around Tyrrelstown House to the north of Damastown Avenue.
- **GE – General Employment:** Provide opportunities for general enterprise and employment.
This applies to an existing area south-east of historic Mulhuddart Church (in ruins) and Graveyard.
- **HA – High Amenity:** Protect and enhance high amenity areas.
This applies to the valley of the Pinkeen River over 800m to the west of the site. The Pinkeen Valley is also an area of Highly Sensitive Landscape and the immediate river corridor is subject to local flooding.
- **HT – High Technology:** Provide for office, research and development and high technology/high technology manufacturing type employment in a high quality built and landscaped environment.
This applies to a large area to the north-east of the site and east of the Mulhuddart Cemetery.

Other land use aspects of relevance (refer to Figure 2):

- **Protected Structures:** Mulhuddart Church (in ruins) and Graveyard (RPS No. 670) and Mulhuddart Holy Well / Lady's Well (RPS No. 671). These structures are also National Monuments (SMR No. DU013-010001 / DU013-010003 & SMR No. DU013-009 respectively).
These structures are located east of Church Road and further south along Church Road south of the site.
- **Local Objective 70:** Extend existing graveyard and work towards the improvement of safety in the graveyard and the upgrading of Church Road.

- **Local Objective 72:** Provide for adequate screening and separation of new development from the residential housing adjoining to the south.

A previously permitted Eastern Linear Park (PARTXI/012/21) – Class 1 open space, which incorporates planting and screening – is located south of the previously permitted (PARTXI/012/21) and proposed residential development site.

Specific Objective: Protect & Preserve Trees, Woodlands and Hedgerows. This does not apply to any vegetation on the site. However, it does apply to the existing mature trees along Church Road east of the site and within the open space south of the site.

- **Landscape Character:** The site is located within the River Valleys / Canal Landscape Character Type.

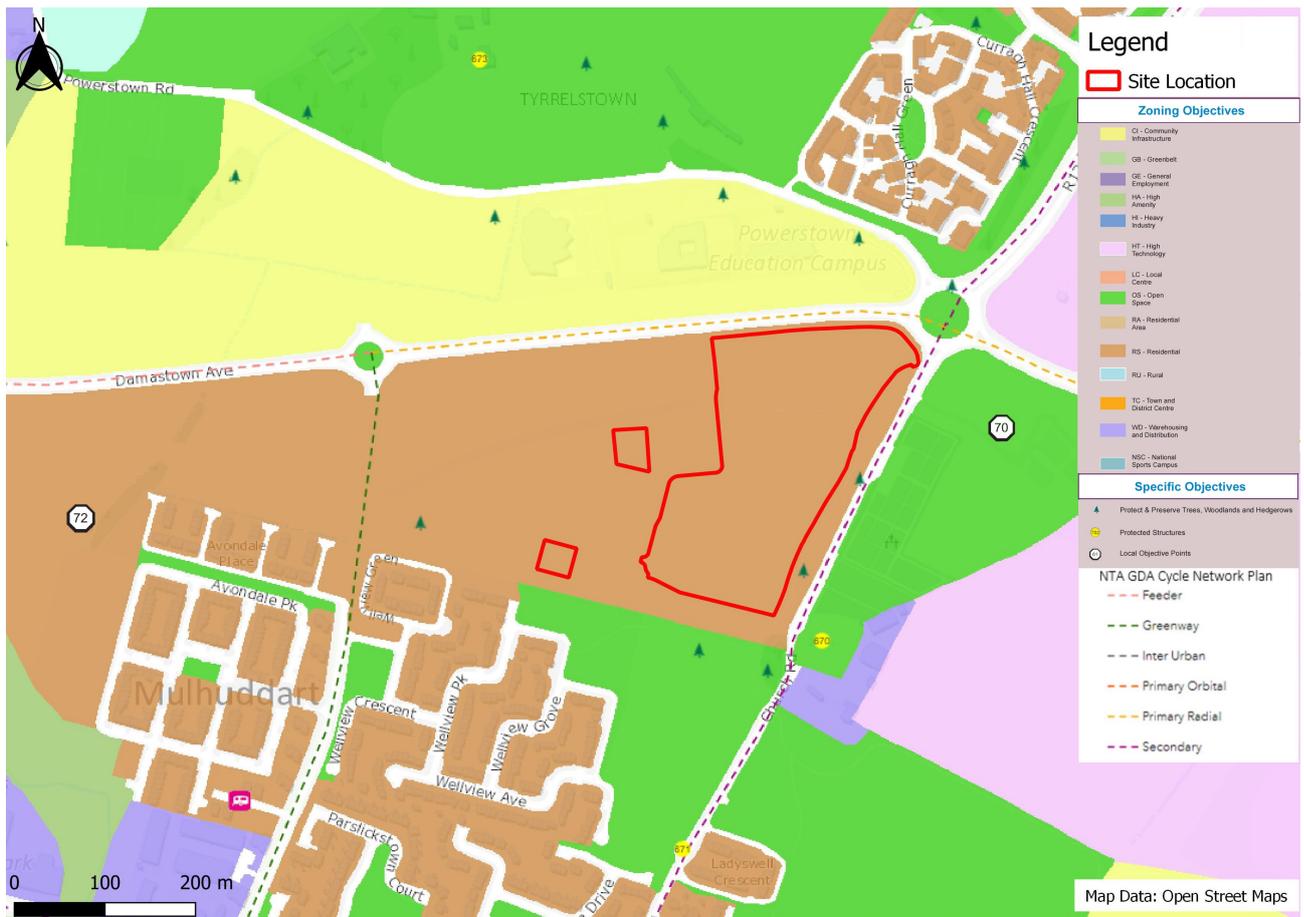


Figure 2 Land Use Zoning and Objectives

2 Proposed Development

2.1 Detailed Description

The proposed development seeks the construction of 217 no. residential units, consisting of 121 no. houses and 96 no. apartments, ranging from 2 – 4 storeys in height, in a mixed tenure development. The development is set out as follows:

- The construction of:
 - 121 no. two and three storey houses (34 no. 2 beds, 76 no. 3 beds, & 11 no. 4 beds);
 - 3 no. four-storey apartment blocks with balconies on all elevations, green roofs, and external amenity courtyards, providing a total of 96 no. units (36 no. 1 beds, 56 no. 2 beds, & 4 no. 3 beds)

- Landscape works including:
 - provision of Class 2 open space of 7,600 sqm, private communal open space of 725 sqm, playgrounds and kick about areas;
 - new pedestrian and cycle connections to Damastown Avenue to the north; to the new Church Fields footpath cycleway to the east; and to the linear park to the south; and
 - a new pedestrian connection to Church Road and to Mulhuddart Cemetery on Church Road
- 306 no. car parking spaces (263 no. residential and 43 no. visitor spaces), including 15 accessible spaces; and 897 no. bicycle parking long term and short term spaces, including 6 no. external bike stores providing 300 bicycle spaces for the apartments, and 16 no. free-standing bike bunkers accommodating 96 no. bicycle spaces for mid-terrace houses;
- A temporary construction access to the site from Damastown Avenue;
- Associated site and infrastructural works include provision for water services, foul and surface water drainage and associated connections to the permitted Church Fields Housing and Eastern Linear Park scheme (as permitted under Plan Reg. Ref.: PARTXI/012/21); and Sustainable Drainage Systems, including permeable paving, green roofs and swales. The proposed development includes for proposed surface water drainage which is amended from that permitted under Church Fields Housing and Eastern Linear Park development.

The proposed application includes all site enabling and development works, landscaping works, PV panels, bins stores, plant, storage, boundary treatments, ESB substations, lighting, servicing, signage, and all site development works above and below ground.

2.2 Impact on Trees

Construction works will require the removal of existing tree groups G1 and G2 from the site development areas. Selected young oak trees will be relocated from development areas to areas of proposed open space along the east side of the site.

The site boundary will be fenced off / hoarded for security purposes. This will also provide for full protection of trees outside of the site boundary, including the mature stand of beech trees along Church Road (Group G3) and the old hedgerow line within the permitted linear park to the south.

The impact on trees and vegetation is slight negative and is appropriately mitigated for through the landscape proposals for the site.

2.3 Landscape Masterplan

The site for the proposed development is located in the peri-urban Tyrrelstown area north of Mulhuddart Dublin 15, c. 11.5km to the north-west of Dublin city centre and c. 1.5km north of Blanchardstown town centre.

3 Landscape Proposals

The landscape design has responded to the landscape character of the emerging residential area – and specifically follows the approach to the layout and design of the overall eastern portion of the Church Fields lands (refer to [Figure 3](#) and [Figure 4](#)).

This approach provided for a Class 1 eastern linear open space between the existing residential areas at Wellview and the emerging residential area at the eastern side of the Church Fields lands. Class 2 open space is provided via a series of central pocket parks and open spaces along Church Road to the east of the lands. A new landscape boundary is provided for along Damastown Avenue.



Figure 3 Development Strategy for eastern portion of Church Fields lands, including site area (Walsh Associates)



Figure 4 Permitted Church Fields Housing & Eastern Linear Park Development (FCC Reg. ref. No.: PARTX1/012/21) (Walsh Associates)

4 Landscape Masterplan

The landscape masterplan for the Church Fields East site (refer to [Figure 5](#), [Figure 6](#) and [Figure 7](#)) includes for the following measures:

- A landscape layout that continues the previously permitted strategy to the west;
- Provision of Class 2 open space as pocket parks within the development and along the east side of the proposed residential development where the open space will incorporate the new cycleway (under construction) and the stand of mature Beech trees along Church Road.
- Class 2 open space provision represents 16% of the site area, which is excess of the 15% requirement of the Fingal Development Plan 2023-2029;
- Positive engagement with and connection to the 2.2 hectares of Class 1 open space previously permitted in the Eastern Linear Park to the south of the site. This linear park also includes for 4,400sqm of permitted Local Equipped Area of Play (LEAP) / Neighbourhood Equipped Area of Play (NEAP) areas catering for older children;
- Provision of formal and informal Local Areas of Play (LAP) for younger children and kick-about areas within the proposed Class 2 pocket park and open spaces;
- Provision for a diverse range of new tree planting, including replanting of existing young oak trees within the proposed open spaces (Refer to [Figure 8](#) of this report);
- Provision for new areas of wildflower meadow within the proposed open spaces;
- Provision for street tree planting within constructed tree pits along the new streets. All street trees are located in excess of 6m from lighting columns;
- Planting of a diverse range of shrub and groundcover planting. (Refer to [Figure 9](#) of this report);
- Provision of 725sqm of communal open space / amenity areas enclosed by low railing and hedgerows, for each of the 3 apartment blocks which is in excess of the 608sqm requirement as per the *Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities (Dec., 2022)*; and
- Provision of a new timber knee rail with native hedgerow (Hawthorn and Holly) and new tree-line along the interface with Damastown Avenue. This detail is continues the same detail permitted for the residential area to the immediate west.

In addition to the landscape measures set out above the scheme also includes for a variety of sustainable drainage solutions, including green roofs on the 3 apartment blocks, permeable paving and attenuation / detention areas and swales within the open space areas.

Refer also to the following submitted with the application:

- Tree Survey and Planning Report (ITS, 2023)
- 23020_TS Tree Survey / Constraints Plan (ITS, 2023)
- 23020_TPP Tree Protection Plan (ITS, 2023)
- 6973-301 Landscape Masterplan (BSM 2023).
- 6973-302 Public Open Space Areas (BSM 2023).
- 6973-303 Communal Amenity Areas (BSM 2023).
- 6973-305 Landscape Sections Sheet 1 of 2 (BSM 2023).
- 6973-306 Landscape Sections Sheet 2 of 2 (BSM 2023).

Street tree planting within constructed tree pits will include the following species (refer to [Figure 8](#)):

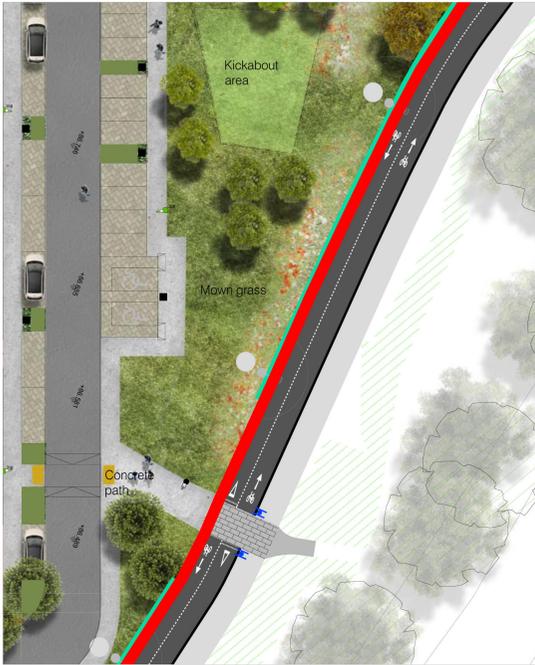
- *Acer campestre* (Field Maple)
- *Acer rubrum* (Red Maple)
- *Alnus glutinosa* 'Aurea' (Golden Alder)
- *Carpinus betulus* 'Fasitigata' (Upright Hornbeam)
- *Corylus colurna* (Turkish Hazel)
- *Crataegus* 'Paul Scarlet' (Red Hawthorn)

Tree planting within open space areas will include the following species (refer to [Figure 8](#)):

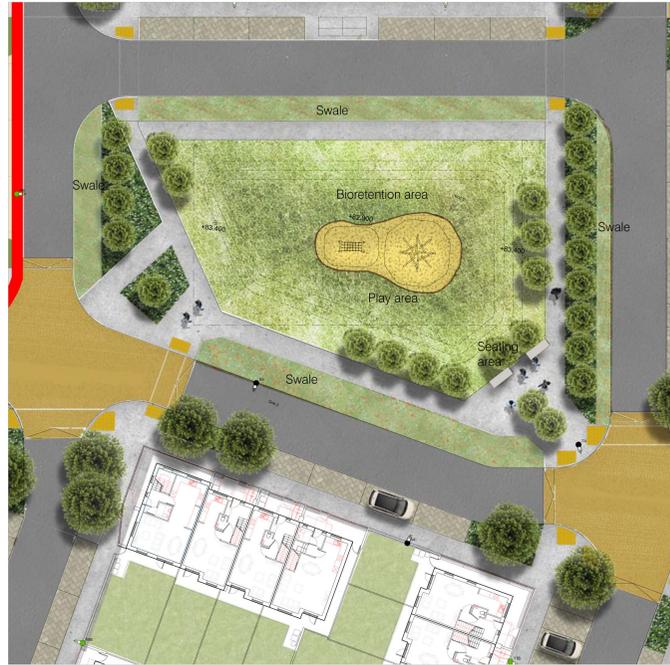
- *Betula pendula* (Birch)
- *Betula 'Jacquemontii'* (White Birch)
- *Cedrus libani* (Cedar of Lebanon)
- *Prunus avium* (Wild Cherry)
- *Quercus ilex* (Evergreen Oak)
- *Quercus robur* (Oak)
- *Tilia cordata* (Lime)
- *Tilia x euchlora* (Lime)



Figure 5 Proposed Landscape Masterplan for Church Fields East (BSM, 2023)



PUBLIC AMENITY AREA 1 - Area 172 sqm



PUBLIC AMENITY AREA 2 - Area 810 sqm



PUBLIC AMENITY AREA 3 - Area 141 sqm



KEYPLAN scale n/a



MOWN GRASS AREAS



SWALE AND PLANTING



PATH THROUGH LAWN AND MOWN GRASS



NATURAL PLAY EQUIPMENT

Figure 6 Proposed Class 2 Public Open Space Areas (BSM, 2023)





PRIVATE AMENITY AREA BLOCK D - 220SQM



PRIVATE AMENITY AREA BLOCK E - 240SQM



PRIVATE AMENITY AREA - BLOCK F - 240SQM



KEYPLAN scale n/a



PRIVATE AMENITY AREA - SEATING AREA



NATURAL PLAY ELEMENTS



LAWN AREAS AND PLANTING

Figure 7 Proposed Communal Open Space / Amenity Areas (BSM, 2023)



Proposed Tree Species:



Alnus glutinosa 'Aurea'



Acer rubrum



Betula pendula



Betula jacquemontii



Crataegus 'Paul's Scarlet'



Corylus columna



Carpinus betula fastigiata



Malus baccata



Prunus serrulata



Prunus avium



Quercus ilex



Quercus robur



Tilia cordata



Tilia x euchlora



Cedrus deodara

Figure 8 Proposed Tree Planting Species



Proposed Grasses, Shrubs & Ornamental Species:



Carex evergold



Deschampsia caespitosa



Calamagrostis acutiflora 'Karl Foerster'



Dryopteris filix-mas



Asplenium scolopendrium



Athyrium filix-femina



Salvia sylvestris 'May Night'



Vernonia gigantea



Eutrochium purpureum



Angelica sylvestris



Iris siberica



Rudbeckia 'goldstrum'



Centranthus ruber



Vinca minor



Crocosmia 'Emberglow'



Echinacea



Prunus lusitanica

Figure 9 Proposed Shrub and Groundcover Species



5 Outline Landscape Specification

5.1 Protection

Landscape works shall have full regard to guidance, recommendations and requirements of:

- This Landscape Design Report and associated landscape drawings;
- The Surface Water Report;
- The Ecology Appraisal Report;
- Any specific requirements of An Bord Pleanála.

Trees and hedgerows to be retained within and around the site shall be fenced off in accordance with BS 5837: 2012, prior to commencement of the works. The fence will be removed at the end of the works.

5.2 Earthworks / Soil Works / Cultivation Works

Earthworks will be required in the initial re-grading and development of the site. Further earthworks will be required in localised levelling and finishing around main open spaces. Works will also involve general site preparation and landscape reinstatement within gardens and other open spaces.

Normally work involving soil shall be carried out only when soil is dry and in dry weather. Soil shall not be stripped or moved when frozen or waterlogged.

Excavations, re-grading *etc.* shall only take once topsoil has been removed. Therefore topsoil shall be stripped in advance and stored separately for re-use within gardens and open space.

The full extent of landscape areas shall be re-graded in a series of initial operations followed by decompaction, secondary grading and final grading.

Grading and re-profiling of the landscape shall leave a free-flowing and draining surface, free of humps and hollows.

5.3 Planting

All landscape works to be carried out to comply with BS 4428:1989 (General Landscape Operations) and all plants to conform to BS 3936 (Nursery Stock).

Excavation, filling, cultivation, planting and other works will be suspended in wet weather and when conditions are unsuitable.

All plants shall be well grown, sturdy and bushy according to type and free from all diseases and defects.

All plant material shall be good quality nursery stock, free from fungal, bacterial or viral infection, Aphis, Red Spider or other insect pest, and physical damage. It shall comply with the requirements of the appropriate sections of BS 3936, Specification for Nursery Stock, where applicable.

All plants shall have been nursery grown in accordance with good practice and shall be supplied through the normal channels of the wholesale nursery trade. They shall have the habit of growth that is normal for the species.

All plants supplied shall be exactly true to name.

Trees shall conform to appropriate standards for sizes as proposed. All trees shall have a well-balanced, branching head. Trees shall be well furnished with lateral and fibrous roots, and shall be lifted without severance of major roots. Roots shall be of the habit normal for the species and size. Trees over 12-14cm girth shall be supplied rootballed.

Whips shall have a well-defined, straight and upright leader and stout, straight stem and be well furnished with strong lateral branches of balanced, feathered habit. Plants shall have been twice transplanted and shall have an

extensive fibrous root system. Roots shall be of the habit normal for the species. Whips shall have a minimum height of 1.5m.

Conifers shall be supplied root balled or container grown, with a good fibrous root system. Plants shall conform to specified height with well-developed, uniform branching systems.

Hedge plants, climbers and shrubs shall be of the minimum size specified, with several stems originating from or near ground level and of reasonable bushiness, healthy, well grown, and with a good root system. Roots shall not be deformed or restricted.

All plants are to be adequately and carefully packed and protected to survive transport, by whatever means, to the site, without damage in loading, transit or unloading.

All planting operations shall be carried out in accordance with BS 4428 and good horticultural practice. Particular attention must be paid to correct depth of planting ensuring the soil is firmed in around the roots.

Only approved and appropriate herbicides shall be used on the site.

Tree pits shall be excavated 150mm all round larger than the natural spread of the roots/rootball of the plant. The base of the pit shall be thoroughly forked to a depth of 300mm to allow roots to penetrate below the pits.

All trees shall be planted according to the general directions on planting given above.

Stakes shall be turned and pointed at one end. Sizes shall be as follows:-

- For Specimen / larger trees: 2 x 2400mm long x 75mm dia.
- For Standard trees: 1800mm long x 50mm dia.
- For other trees/conifers generally: 1200mm long x 50mm dia.

Set stake(s) vertically in the pit, to the western side of the tree station. Drive stake(s) before planting to secure firmly and to leave between 600-900mm above ground. Drive stake(s) with a drive-all, wooden maul or cast iron headed melle, not with a sledge hammer.

Tree ties shall be of rubber, PVC or proprietary fabric laminate composition, and shall be strong and durable enough to hold the tree securely in all weather conditions for a period of three years. They shall be flexible enough to allow proper tightening of the tie. Ties shall be minimum 35mm wide for standard trees.

Planting shall not be carried out while the ground is frozen or waterlogged.

All root balled and pot grown plants shall be well-soaked before planting. All planting shall be watered after planting, to consolidate soil around the roots, unless ground is so wet as to make additional water unnecessary.

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant. The base of the pit shall be broken up to a depth of 150mm and glazed sides roughened. Supply and drive the stake(s) as scheduled.

Trees shall be planted at the same depth as in the nursery, as indicated by the soil mark on the stem of the trees. They shall be centred in the planting pit and planted upright. The roots shall be spread to take up their normal disposition. Clean a neat circle 500 mm dia. of all grass.

Excavate tree pits to 150mm all round larger than the natural spread of the roots of the plant.

Place tree in pocket at same depth as in the nursery, spreading out roots to their natural configuration. Backfill pocket carefully incorporating ameliorated soil mix from stockpile on site.

Firm soil around roots, and firm thoroughly on completion. Any surplus soil shall be spread evenly over the surrounding area.

All shrubs and climbers to be planted in excavated pits to give 100mm minimum growth space to accommodate root spread. Climbers to be fixed with adjustable ties to walls.

All hedge plants to be planted in an excavated pit or trench to give 100mm minimum growth space to accommodate root spread. Hedgerows to be established as double staggered row. Plants to be randomly dispersed within mixed species hedgerows.

- Whips Transplants: Leave ground free of superficial debris including all stones and debris over 35mm diameter and grass / weed within 500mm of plant.
- Shrubs and Mixed Transplants/Shrubs: Leave surface reasonably even, free of all stones and debris over 35mm diameter, free of grass / weed free within 500mm of plant.

The planting will be inspected in spring and again in the September following planting. Any tree or shrub found to have died shall be replaced to the original specification.

5.4 Grass Seeding

A general high-quality low maintenance amenity seed mixture shall be used for the open spaces and gardens within the development area.

- Amenity Sward (gardens, verges etc.): A closely knit, continuous ground cover of even density, height and colour.
- Wildflower Sward (open spaces): A closely knit, continuous ground cover of diverse species.

All machinery shall be in good and serviceable condition. Rotavators and stone-burying machines shall have their full complement of tines, which shall be sharp, effective, and set to give the specified depth of cultivation.

Tractors used for cultivation operations shall be four-wheel drive or tracked. All tractors shall be fitted with position control to ensure even cultivation, at the minimum specified depth.

Work to soil shall be carried out in dry weather and when the soil can be reduced to a friable condition, avoiding smearing or panning, and rutting and compaction.

Where required, areas to be grassed will be graded during cultivation with a light blade grader to bring them to a uniform and even grade to tie into surrounding levels and to remove all minor hollows and ridges.

Cultivate the surface using rotavators so as to break up the top 100mm of soil by two passes in transverse directions to provide a fine tilth up to 25mm suitable for grass seeding. All landscape areas shall be stone-buried to remove stones and debris over 35mm from the final seeding surface.

Grass seed shall be sown at the rates appropriate to the seed mix (circa 30g/sqm for general amenity sward and c. 10g/sqm for wildflower sward). Seeding shall only be carried out on areas where cultivation and preparatory work has been approved.

Seeding shall be carried out during suitable calm weather conditions using an efficient broadcast machine for large areas or by hand in small areas and confined spaces. The operation will be carried out in equal sowings in transverse directions. After sowing, the ground will be rolled with a light-weight roller.

Grass sward shall be even and consistent in terms of height, density and growth. Re-cultivate and reseed any areas that fail to germinate or are of poor quality.

All damaged / failed grass seeded areas to be reseeded in spring and late summer following seeding, in accordance with this specification.

5.5 Aftercare

All landscape works, including planting and seeded areas, shall be maintained for a minimum period of 18 months from completion of the works.

All plants shall be alive, healthy, free of minor defects and free of weedkiller or cultivation damage.

Planting areas shall be free of weeds and debris.

Meadow grassland shall be cut to an even height, after seed has set, in the first twelve months aftercare period to encourage dense growth.

Amenity grassland shall be cut to an even height four to eight times during the first twelve months to encourage dense growth.

Grass shall be healthy, and at the end of twelve months provide a sward of even height and density appropriate to the grade of grass.

The landscape shall be reviewed quarterly during the twelve months and any defects made good immediately thereafter.

Protect foliage of all plants during applications of herbicides. No plant, foliage or stem, shall be directly sprayed, even in winter. Any plants affected by herbicide shall be replaced.

Water all planting as necessitated by dry weather. Apply water as a fine spray, to moisten full depth of root run. Avoid washing or compaction of the soil surface.

A minimum of forty eight hours before the initial cut, remove surface stones over 35mm diameter. If the surface is stoney, roll with a light roller to firm grass and to bed-in any remaining stones.

When the amenity grassland sward reaches 125mm in height cut so as to leave 50mm growth.

To encourage sward development, continue to cut amenity grassland sward to 50mm as and when sward reaches 150mm in height.

All landscape areas shall be maintained free from debris, including free from all aftercare debris.

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