

CLIENT:	JOHN WALTER BURKE
DATE:	19 TH APRIL 2024
REF:	22110-XXXX-XXX-RP-RHA-LA-02740
REVISION	01

ESIGN REPORT

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DESCRIPTION	ISSUE	CHECKED
LRD S2 REPORT	MF	TJ
LRD S2 REPORT	MF	ТJ

EXECUTIVE SUMMARY 0.1

This Landscape Strategy and Design Report has been prepared by Marcus Flannery Landscape Architect of Rhatigan Architects on behalf of our client; John Walter Burke to demonstrate a coherent landscape strategy for the site that meets the following criteria:

- is environmentally sustainable and supports biodiversity
- creates a neighbourhood with a sense of place and identity
- a landscape that is integrated with the site context
- provides the public open space requirements as set out in the Sligo County Development Plan 2017 -2023 (and extended to 2024) & Sligo and Environs Development Plan (SEDP) (2010 - 2016)
- compliments the architectural strategy to create a streetscape and homezones that integrate appropriate street tree planting to create a sense of scale and identity
- provides boundary treatments that are sensitive to the site context and support net biodiversity gain
- provides for active and passive recreational needs of the community which will inhabit this development
- integrates tree planting with underground services infrastructure to avoid clashes, protect pipes and ducts from root damage whilst providing good rooting zones for urban tree planting.
- sets out a palette of soft and hard landscape materials that will enable the construction of a robust and easy to maintain landscape

SUPPORTING DOCUMENTS

This Landscape Strategy report forms part of a Planning Application under the LRD process and should be read in conjunction with the supporting technical reports prepared by the project team and the following landscape drawings:

2210-XXXX-XXX-DR-RHA -LA-02701 Landscape Masterplan Rev03 2210-XXXX-XXX-DR-RHA -LA-02711_North Park Landscape Plan, Site Sections_Rev02 2210-XXXX-XXX-DR-RHA -LA-02712 Central Park Landscape Plan, Site Sections Rev02 2210-XXXX-XXX-DR-RHA -LA-02713 South Pocket Park Landscape Plan, Site Section Rev02 2210-XXXX-XXX-DR-RHA -LA-02720_Combined Service & Tree Location Plan_Rev01 2210-XXXX-XXX-DR-RHA -LA-02730 Landscape Details & Materials

2210-XXXX-XXX-DR-RHA -LA-02731_Landscape Details & Materials_Rev01 2210-XXXX-XXX-DR-RHA -LA-02732 Landscape Details & Materials 2210-XXXX-XXX-DR-RHA -LA-02733 Landscape Details & Materials 22110-XXXX-XXX-RP-RHA -LA-02740_Landscape Strategy & Report

All maps and drawings supplied in this report are for illustrating purposes and indicative only. The aim of this design proposal is to create high quality landscape setting that is integrated with the existing landscape and urban context.

The landscape setting utilises the existing strengths of the site and topography to locate the public open spaces in the most optimal locations that are sheltered, safe, bio-diverse and restorative whilst functionally meeting the active and passive recreational needs of children, teenagers and adults.

Existing hedgerows on the western side of the site will be retained, rejuvenated and extended to form a boundary condition that mitigates the visual and noise impact of the adjoining N4. Native tree and hedgerow planting will be added to these hedgerows to form a strong continuous ecological corridor that forms a landscape edge treatment on the western side.

The creation of three parks attached to the western hedgerow forms the main focus of the landscape strategy namely North Park, Central Park and South Pocket Park. Each one is strategically located to offer adjoining residents access green space within a 100 m walking radius.

North Park is designed to create a future green pedestrian link to an area of open space which is part of a planned development of 61 houses adjoining the site on a greenfield site to the north. This development is currently awaiting a decision by An Bord Pleanála. North Park is overlooked by two streets and their respective homezones are closely integrated with the amenities provided namely a younger children's play area and a half court basketball area.

of the year.

It is integrated with the adjoining streetscape and homezones and includes a terraced seating area which overlooks the green area, a semi-naturalised verge and a natural play area with equipment selected to meet the play requirements of children aged 8 - 14 years of age. The existing hedgerow to the west will be rejuvinated and will mitigate the impact of the adjoining N4.

South park is a pocket park located adjacent to a homezone and cul de sac at the southern end of the site. Existing boundary hedgerows are retained, and rejuvinated. The hedgerows and additional native tree planting enclose a seating area which adjoins the homezone directly aslos designed to benefit from good passive surveillance.

High quality urban street tree planting is included on all the streetscapes, homezones and adjacent to the communal spaces shared by residents of the apartments. Tree pits in streets have been designed to provide a state of the art growing environment not impacted by compaction whilst supporting paved parking areas on the surface. Trees have been selected to be the correct scale, height and crown size to compliment the buildings they are planted beside. The selected street trees will bring coherency to the streetscape whilst providing shade, water retention, introduce biodiversity and reduction of the heat island effect.

Similarly trees planted adjacent to the apartment and communal areas will create a sense of place and assist in varying the massing of the development along Newtownholmes Rd to the east.

Central Park is located in the valley in the lowest part and in the middle of the site. It is designed both to provide a green space that accommodates

the sites attenuation tank and functions as a kickabout area with land drainage to facilitate passive and active recreatinal use on the surface most

1.0

SITE CONTEXT AND ANALYSIS

Site Context:

The 3.6 Ha site is bounded by the N4 to the West, Newtownholmes Rd to the East, greenfield land to the north and south and an existing dwelling in the North Eastern corner. The context has changed from rural to sub-urban. Adjoining established residential areas Caltragh Heights, Rusheen Art and Caltragh Crescent are located to the East and the N4 forms a strong urban edge to the West.

Site hedgerows within and adjoining the site are described in the Tree Schedule prepared by Charles McCorkell as 'relict hawthorn hedgerows' averaging 6m in height. This means they are hedgerows have not been managed from an agricultural point of view for several years and have become significantly overgrown. Figure 1 shows two such boundary hedgerows to the north and in the south west which offer the potential to be rejuvenated and incorporated into the landscape strategy.

Figure 2 shows the application for 61 No. Units granted by Sligo County Council PI Ref: 23/60056 currently awaiting a decision by An Bord Pleanála. Significantly from a landscape contextual point of view it provides an opportunity for linkage between the sites. It suggests that it would be mutually beneficial to establish an open space to the north of the site that has a pedestrian linkage to the adjoining planned open space.

Figure 2 also indicates the proposal to upgrade the Newtownholmes Road to a realigned road that will include new footpaths and a dedicated cycleway to facilitate better connectivity to the zoned residential lands in this area.



1.2 EXISTING LANDSCAPE FEATURES AND SITE TOPOGRAPHY

Existing Trees and Hedgerows within the site:

Figure 3 shows the Tree Survey which assesses the condition of the trees and hedgerows present on the site. The majority of these are categorised as C2 and U with 4 trees categorised as B2.

See below explanation of categories C2, U and B2:

C2 Trees present in groups or woodlands but without conferring on them greater landscape value and/or trees offering low or only temporary screening benefit. Trees with very limited conservation or other cultural benefits.

U Trees in such condition that any existing value would be lost within 10 years and which should, in the current context, be removed for reasons of sound arboricultural management. Trees that are dead, dying or showing immediate and irreversible decline.

B2 Mainly landscape values. Trees present in numbers, usually as groups or woodlands, such that they form distinct landscape features, thereby attracting a higher collective rating than they might as individuals but which are not, individually, essential components of formal or semi-formal features (e.g. trees of moderate quality within an avenue that includes better A category specimens) or trees situated internally to the site, therefore individually having little visual impact on the wider locality.

Under the Sligo County Development Plan 2016-2023 (extended to 2024) and the Sligo Environs and Development (SEDP) Plan 2010-2016 which remains the latest Local Area Plan for the site, the zoning is described as "R3 - Medium / High Density". The strategy is to achieve the designated housing density and achieve biodiversity net gain. This will entail both removal and retention of existing trees / hedgerows couple with the establishment of new native tree and hedgerow planting. Decisions regarding tree removal have been made based on assessments of arboricultural quality and ecological value. In this regard it is proposed that all trees classified as U (recommended to be removed) will be removed with the exception of T 192 (Ash - see arboricultural report). All C2 (limited conservation or cultural value) trees will be removed with the exception of T222 (Ash - see arboricultural report). Of the three catgory B2 trees T 222 (Ash) will be retained and the other two trees which are non native Pine and Sycamore will be removed.

TREE SURVEY DRAWING

FIGURE 2

LEGEND





В

YELLOW - CATEGORY C2

RED - CATEGORY U

BLUE CATEGORY B2

Boundary Trees and Hedgerows:

As outlined in Figure 1 the hedgerow to the north of the site and in the south western corner will be maintained to link with the planned development to the north and to be retained as ecological corridors, visual and sound mitigating buffers to the N4.

Topography:

The highest point of the site is the southern corner which is 49.0 OD and the northeast corner which is 46.0 OD. From both these high points the site falls to a low area located in the centre of the site which is at 34.0 OD. The site falls on average at a slope of 1:9.

FIGURE 3 SITE TOPOGRAPHY





2.0

PROPOSED SITE LANDSCAPE STRATEGY

Park Strategy:

The strategy for creating park spaces that provide for the passive and active amenity needs of the new residents entails locating the green spaces in the most optimal areas of the site.

The rational is outlined in Figure 4 and outlined as follows:

- each park space will be within a 100 m walk of the surrounding residences.
- park spaces are distributed to the north, centre and south
- parks are linked to existing boundary hedgerows that are being rejuvenated and new sections of boundary hedgerow that are being added to link to the existing hedgerows. This creates a strong continuous green edge on the western side adjacent to the N4 which will mitigate noise and the visual impact of the road and function as an ecological corridor.
- each park will have a different identity and function
- each park will be linked to the adjoining homezones

North Park will play an important role in linking to the adjoining planned development and in this regard will have a pedestrian route that allows movement across this boundary and through the park.

North park will provide:

- a secure enclosed natural play area for younger children aged 4- 8 and a half court basketball area for older children and adults to use.
- passive recreational space to include seating area and a wallkway

• Semi natural woodland edge as part of the boundary condition

Centre Park is located on the lowest part of the site and will accommodate the attenuation tanks for the development.

Centre Park will provide:

- an area for underground attenuation tanks will double up as a kickabout space and passive recreational area. The kickabout space will include drainage increasing and extending the season it can be used in.
- a natural play area located within a grass area suitable for older children aged 8- 14 years.
- a terraced seating area that overlooks the kickabout space
- a semi natural woodland edge as a boundary condition and element that mitigates the noise and visual impact of the adjoining N4









South park is a pocket park which will provide seating and a passive recreational space for residents in this part of the site.



PARK - OPEN SPACE



EXISTING HEDGEROW TO BE RETAINED AND REJUVENATED



NEW MIXED HEDGEROWS TO LINK TO THE EXISTING HEDGEROWS THAT ARE BEING MAINTAINED



NATURAL VERGE WILDFLOWER MEADOW

	TYPE	AREA
RAL PARK	SMALL PARK	2065.3 M2
I PARK	SMALL PARK	2794 M2
I PARK	POCKET PARK	289.3 M2
C OS:3		5148.6 M2

Public Open Space forms 16% of the NET Site Area, exceeding the 15% requirement. The layout is designed to ensure all buildings are within approximately 100m of a public open space

North Park Plan:

North Park is the largest park space on the site and is 2794 sq.m. Level changes play a significant factor in the design of the park. Steps are required to connect from the lower basketball area (41.8 OD) to the link adjoining the northern area (43.6 OD). That said the design shows it is possible to make a pedestrian link from the northern upper homezone (43.5 OD) to the northern boundary without the use of steps see figure 5 and 6 to permit inclusive accessibility.

To deal with the sloping topography the basketball area and natural children's play area are located on the lowest parts of the park and are accessible from the southern homezone without the use of steps. Low retaining walls (0.45m) adjoin these areas to hold the bank and create a level area. The retaining wall partly encloses the children's play area and functions as a seat as it will have wooden slats fixed to the top for sitting on. The playgound is fully secured by way of an 800 mm bow top railing and a gate. Play equipment is located within a grass setting enabling maintenance operations to be manageable. Individual pieces of equipment will have a safa-grass surround.

Similarly a low retaining wall is proposed to function as an edge to the basketball court and a seat for people to watch games.

A semi natural verge is proposed on the western side of the park to include a newly established hedgerow, native tree planting and wildflower meadow. The verge will provide for biodiversity and shelter the park from the N4. The sloping bank between the upper homezone and the play areas is planted with native shrubbery specified not to grow to high to block passive surveillance. Ivy forms a ground cover underneath. The purpose of the shrubbery is to encourage people to use the steps and deter them from using the sloping areas for access.

The turning heads of the homezones are extended and widened with additional paving to form passive recreational areas that include seating. The turning heads are in this way integrated into the landscape of the park and their visual impact is mitigated.

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The pink Horse chestnut is proposed as a suitable flowering tree that is appropriate in size provide some light enclosure whilst not impacting on passive surveillance. The pink flower will give a unique identity to the park space.

North Park - Sections:

Section EE shows how the level changes work in North Park and how the low retaining wall will lessen the slope of the bank whilst providing a seating area.

Section DD shows how the junior children's play area is accessible from the homezone and how the low retaining wall forms a seat whilst also functioning as a boundary to enclose and secure the play area.









PINK HORSE CHESTNUT TREES ACER X CARNEA TO BE PLANTED IN NORTH AND CENTRAL PARK

Central Park - Plans:

Central park is located on the lowest part of the site, it is a triangular park 2065.3 sq.m in area. It is overlooked by two adjoining streets to the south and north, both streets are cul de sacs with homezones that integrate with the park in terms of levels; the turning heads and paved areas in the park are all at the one level facilitating ease of access to the park.

The attenuation tank is located in Central Park, no structures or tree are located on the ground above the tank. It is intended to use the area as a passive recreational area and kickabout space. Land drainage with a main drain and lateral drains at 5m spacing will be provided above the attenuation tanks to ensure a free draining grass surface is provided. This will extend the use of the kickabout space outside of the summer season to include spring and autumn. The street to the south of Central park is at 37.8 OD and the kickabout area is at 36.5 OD. This level change has turned into an opportunity to create a paved seating area level with the homezone to the south. This integrates the turning head into the setting of the park. To manage the level change it is proposed to create a series of four terraces that enable users of the park to access the kickabout space via three sets of steps. The terraces are constructed using low (0.45m high) retaining walls with larch or cedar seat fitted on top creating a stepped seating area that will be attractive to older children and teenagers to use for seating.

A natural play area consisting of play equipment suitable for older children aged 8 - 14 years is provided. Play equipment is located within a grass setting enabling maintenance operations to be manageable. Individual pieces of equipment will have a safa-grass surround.

A 2.0 m wide path linking the southern homezone area to the northern homezone is proposed, this path allows users to move around the site free from steps and level changes. The 2.0 m path is set back from the North Eastern boundary of the park to provide a grass verge and to enhance the of experience of moving through the park. The turning head on the north western homezone has been integrated into a seating area to extend the paved area into the park and make the turning head appear less of an engineered shape that signifies cars over people as the design intent for all



2.2 PARK PLANS AND SECTIONS

homezones is that people and pedestrians are first over cars.

A semi-naturalised verge flanks Central Park to the west. A new section of native hedgerow will be established with a line of native Aspen trees planted along the site boundary. This will mitigate the noise and visual impact of the adjoining N4 whilst providing a continuous north south green corridor that supports the development of biodiversity.

Central Park - Sections

Section BB shows the level of the kickabout space in relation to the paved seating area and homezone to the south. It also demonstrates how terraces

FIGURE 8 SECTIONS THROUGH CENTRAL PARK



NATIVE MIXED HEDGEROW PLANTED TO FORM A BOUNDARY TO A PARK AND A CORRIDOR FOR BIODIVERSITY









AGILITY MULTI UNIT AND SWING- NATURAL PLAY EQUIPMENT WITHIN A

b

and series of steps will work to marry these two levels. Section CC shows how the level change works from the semi naturalised verge to the path, grass verge adjoining road.

South Pocket Park - Plan:

This is the smallest of the three parks measuring 289.3 sq.m in area. It is located in the southern corner of the site adjacent to a greenfield site to the south. An existing hedgerow which will be protected and maintained to form a boundary to the pocket park on the southern side. A new boundary hedgerow with tree planting will be established on the eastern side to tie in with the existing hedgerow and thus provide a contiguous planted hedgerow to the pocket park.

The south facing pedestrian priority homezone has been integrated into the pocket park with the turning head forming part of the traffic calmed hard landscaped area.

There is a difference in level of almost 3m between the homezone (46.645 OD) and the top corner of the site (49.45 OD). This level difference will be accommodated in a slope of 1:3.5 which will be planted with a mixture of native trees (Aspen) and shrubs (Elder and Guilder Rose) with Ivy as a ground cover. A low retaining wall (0.45m high) forms the bottom of the bank.



VIBURNUM OPULUS - GUELDER ROSE NATIVE SHRUB TO BE PLANTED IN THE SLOPING BANK IN SOUTH POCKET PARK



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STREET TREES 2.3

Trees planted between driveways:

Figure 11 shows a typical street within the site, in this instance the street links between Central Park and North Park. The plan shows how street trees are established in the space between every second driveway. In this regard a regular spacing of trees approximately 14 m apart is achieved. Streetlights are required approximately every 30 m and where a street light is required a tree is omitted as indicated. In order to facilitate tree planting between driveways a street tree pit will be required. This is method of planting using a structural soil known as the Stockholm Method. It entails each tree pit being constructed using a mixture of 100 mm broken stone with a free draining loam soil called Type E within the gaps between the stones. Vents for air and gas exchange must be provided as well as pipes to water the trees during dry spells. The total volume of soil and stone must be 10 cubic meters at a minimum to support the future growth of the tree. The stone base is load bearing and can support parking on top of the pavement.

The tree specified for planting between the driveways is Acer campestre a hardy medium sized street tree reaching a height of 15 m with an attractive crown. The tree is native to the British Isles. The tree is suitable because of the height and crown size is the right scale for the size and scale of the houses. An Acer campestre hedge forms a soft boundary between adjacent driveways.





STOCKHOLM METHOD FOR PLANTING STREET TREES



Trees planted between driveways:

Figure 13 shows the location of the proposed 2 story apartments on the eastern side of the site adjacent to Newtownholmes Rd. The apartments are staggered to vary the massing along the streetscape, break up the frontage and create small communal spaces for residents.

Figure 15 shows the layout for one of the proposed communal spaces which includes a seating area and three small courtyard trees. The tree specified for this location is Platanus x hispanica 'Alphen's Globe' (Dwarf London Plane) which is a robust small street tree that grows to a height of 4-5 m and has a globular crown. These tree clusters will both create a sense of enclosure for the communal spaces and soften the edge condition between the development and the Newtownholmes Road.



PLATANUS X HISPANICA 'ALPHENS GLOBE' DWARF LONDON PLANE





FIGURE 14 ENCLOSURE FOR THE 2 STORY APARTMENTS





Boundary Treatments:

Figures 15 and 16 show the two types of soft boundary conditions that form edges to the three parks and link sections of existing hedgerow that will be retained.

Figure 15 shows the boundary treatment that forms the edge condition on the western side of Central Park which is a semi-naturalised verge that includes a site boundary fence, mixed hedgerow, native tree planting (Aspen) and wildflower meadow. This condition both forms a corridor for biodiversity and buffer that mitigates the visual and sound impact of the adjoining N4.

Figure 16 shows a similar condition that forms the southern boundary between the development and the adjoining greenfield area to the south. The condition in this instance consists of native shrub planting and lvy ground cover, native tree planting and an existing hedgerow that can be rejuvenated and managed. The site hedgerows are in a derelict condition and need management. This will entail cutting the hedgerows from their current height of 7m down to 2-3 m, planting up any gaps with new native hedgerow whips. These hedgerows will have to be carefully protected during the construction process with Heras fencing.







AN EXAMPLE OF A SEMI NATURAL HOW AN EXISTING AREA OF TREES AND HEDGEROWS IS BEING PROTECTED BY HERAS FENCING PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORKS



Biodiversity Net Gain:

Significant measures have been taken to mitigate the loss of trees and achieve net gain with regard to biodiversity. This has entailed the establishment of new section of native hedgerow and tree planting to create a continuous green corridor on the southern, northern and western boundaries of the site as shown in Fig. 17. In addition a central hedgerow and tree line between rear gardens creates an additional new corridor.

In total the following areas of natural habitat and numbers of tree planting are being established:

2157 m2 native shrub planting
729 m2 native hedgerow planting
3527 m2 native wildflower meadow
152 no. new trees will be planted.



Where underground services are located in relation to trees:

The design team have coordinated and shared civil, landscape and architectural drawings to avoid unnecessary clashes between trees and underground services, see figure 17. Water mains, existing foul, water, proposed foul and water services are located under the road system and branch off to serve houses and apartments. At detailed design stage the location of the branching off pipes and services will be reviewed again to avoid any conflicts between trees and underground services.

Most of the trees in this project fall in to the category of small size amenity tree with the exception of the horse chestnuts which are a large deciduous tree. The trees located on the green spaces can be planted without root protection or root barriers as they are outside the distance where restrictions must be put in place which is outlined in Irish Water's Design Details (2020) as follows:

For large trees the distance between the drip line of the tree and watermains must be greater than 6m for root protection or barriers to be exempted. For small amenity trees this distance is 3m.

The majority of the trees planted in the hedges dividing driveways will require root barriers and pipes to be wrapped in geotextile / filled around with pea gravel.

At detailed design stage the minimum distances between trees and water infrastructure will be adhered to as per the table below. (Source - Restrictions on New Trees / Shrub planting adjacent to Water Mains, Water Infrastructure Standard Details Connections and Developer Services Construction Requirements for Self Lay Developments July 2020 (Revision 4))



PLEASE NOTE THAT TABLE A.1. OF BS 5837 (BELOW) IS TO BE USED TO CALCULATE THE ABSOLUTE MIMIMUM DISTANCE BETWEEN NEW TREE PLANTING FROM THE WATER INFRASTRUCTURE (THE SERVICES). THE DISTANCE IS REQUIRED TO AVOID DIRECT DAMAGE TO THE INFRASTRUCTURE FROM FUTURE GROWTH. THE DISTANCE IS A FUNCTION OF THE DEPTH OF THE SERVICES AND THE (FINAL EXPECTED) STEM DIAMETER OF THE TREE AT MATURITY (i.e. FINAL EXPECTED GROWTH).

TABLE A.1.	Minimum distance between young trees or new planting & structures, in metres (m)				
BS 5837	Final stem dia. < 300mm	Final stem dia. 300mm to 600mm	Final stem dia. > 600mm		
Services					
< 1m deep	0.5	1.5	3.0		
> 1m deen	_	10	2.0		

THUS FOR EXAMPLE:

FOR A SERVICE LESS THAN 1 METRE DEEP, THE MINIMUM DISTANCE IS TO BE 1.5m FOR A TREE BETWEEN 300 AND 600mm STEM DIAMETER AT MATURITY. FOR A SERVICE GREATER THAN 1 METRE DEEP, THE MINIMUM DISTANCE IS TO BE 1.0m FOR A TREE BETWEEN 300 AND 600mm STEM DIAMETER AT MATURITY.

FIGURE 17 EXCERPT FROM COMBINED SERVICES AND TREE LOCATION PLAN

3.0

LANDSCAPE MATERIALS, DEFECTS LIABILITY PERIOD, MAINTENANCE OF SOFT LANDSCAPING

Protection of trees and hedgerows to be retained:

Trees on or outside the site boundary and hedgerows on the western, southern and northern boundaries are to be protected using Heras fencing to be erected on the outside of the root protection area. In this way trees roots will be protected during construction during site works. This process will be monitored by the arborist.

Native Shurb mix on sloping banks:

Viburnum opulus (Guelder Rose), Sambucus nigra (Elder) are proposed to be planted on sloping banks in North Park and South Pocket Park instead of grass. The reason for establishing native shrubbery on the banks is that grass cutting would be unsafe, secondly it will deter people from using the walking on the sloped areas and thirdly these shrubs will support biodiversity.

Hedera helix 'Hibernica' is proposed as a ground cover that will minimise weeding and maintenance of the bank.

Native Tree, Hedgerow planting and Wildlower Meadow:

These plant materials will be used to establish new hedgerows and semi naturalised verges. A mix of native hedgerow whips (120-150 cm bareroot) to include Crataegus monogyna, Prunus spinosa, Viburnum opulus, Corylus avellana, Sambucus nigra and Euyonymus europaeus is proposed at 600 mm centres in staggered rows.

Native tree species proposed is Populus tremula (14-16cm girth with a double stake and cross bar.

Wildflower meadow is to be supplied by Allgowild, seed mix EC09 and to be of native provenance. Seed to be sowed at 1.5 g per sq.m.

FIGURF 18 NATIVE ASPEN TREE PLANTING DETAIL

LD - 04 - EXTRA HEAVY STANDARD, BAREROOT, 14 / 16 CM GIRTH & HEAVY STANDARD 12-14 CM GIRTH



Loosen the base of the pit



SAMBUCUS NIGRA NATIVE SHRUB PLANTING



REFERENCE IMAGE

Rejuvenating existing hedgerows:

Existing hedgerows to be maintained will be cut back from 7m to 5m outside of the nesting season. Gaps will be planted up with native bareroot hedgerow whips. Where gaps are too narrow for replanting the hedgerow will be treated by a qualified hedgerow layer, where old branches will be partially cut, bent down so that new growth will grow up to fill any gaps.

Garden hedge planting:

Acer campestre will be used as a boundary between driveways. It is native to the British Isles and will be planted as 120-150cm whips planted at 600 mm spacing planted in a trench filled with quality topsoil.

Seating:

Hardwood benches supplied by Streetlife are proposed for the provision of seating in parks and homezones. Seats will have backs and arm rests and be constructed from recycled plastic or European hardwoods.

Seating on low retaining walls:

Hardwood benches designed by Streetlife to be used on top of low retaining walls are proposed in North Park and Centre Park.

Paving steps and concrete retaining walls:

It is proposed to construct hard paved areas, steps and low retaining walls in the parks and homezones out of insitu cast concrete with the top layer of the aggregate in the concrete exposed. This method combines the durability of concrete as a hard-waring surface with the visual aesthetic of being able to see the different aggregates used in the concrete.

REFERENCE IMAGE STREETLIFE ROUGH AND READY BENCHES





REFERENCE IMAGE STREETLIFE ROUGH AND READY BENCH ON TOP OF A LOW RETAINING WALL



REFERENCE IMAGE



EXPOSED AGGREGATE CONCRETE

Bow-top railing to enclose the children's play area located in North Park:

It is proposed that the natural play area for 4 - 12 year olds be enclosed with a galvanised and powder-coated bow-top railing for security. This is a robust steel railing that is easy to see through so children can be seen by parents and managed safely in the play area. Railing will include a lockable gate.

Boundary fencing:

Where the parks adjoin the N4, the greenfield site to the north and the greenfield site to the south, a 1.5m green pallidine fence is proposed to secure the site in these locations.

Kickabout / passive amenity area with land drainage:

The kickabout / passive amenity area in Central Park will have land drainage to maximise year round use of grass area for ball playing. Robust sports grass seed mix is proposed for durability.

Permeable paving in the driveways:

As part of the SUDS strategy driveways will be surfaced with permeable paving to allow rainwater to be soak through the hardcore base and minimise the amount of water going into the storm water drainage network during periods of high rainfall.

Homezones:

Homezones are designated to create areas where pedestrians and children playing are prioritised over cars. These areas are proposed to have a paved surface, signposting will indicate that vehicles have to slow down and give priority to pedestrians. Homezones are integrated with the adjoining park spaces to facilitate ease of access to the park facilities.

REFERENCE IMAGE BOW-TOP RAILING TO ENCLOSE THE CHILDRENS PLAY AREA



REFERENCE IMAGE 1.5M GREEN PALADIN FENCING TO THE BOUNDARY OF NORTH PARK, CENTRAL PARK AND SOUTH POCKET PARK



REFERENCE IMAGE DRIVEWAYS



PERMEABLE PAVING TO BE USED ON THE

Halfcourt basetball area in North Park

It is proposed that the natural play area for 4 - 12 year olds be enclosed with a galvanised and powder-coated bow-top railing for security. This is a robust steel railing that is easy to see through so children can be seen by parents and managed safely in the play area. Railing will include a lockable gate.

Natural Play equipment - North Park:

The junior childrens play area will be surfaced with safa grass and equipment will be made from Robinia wood to include the following pieces of equipment:

- Slope slide and platform .
- Log Stack Unit •
- Belt bridge .
- Sees saw 2 seats

Natural Play equipment - Central Park:

The older children's play area will be surfaced with safa grass and the following pieces of play equipment will be installed:

- Balancing Trail New Hew Ha .
- Log Stack Robinia
- Treble Bars

REFERENCE IMAGE HALFCOURT BASKETBALL AREA WITH PAINTED SURFACE



REFERENCE IMAGE SLOP SLIDE AND PLATFORM MADE BY THE CHILDREN'S PLAYGROUND COMPANY LTD.



PLAYGROUND COMPANY LTD.



REFERENCE IMAGE BALANCING TRAIL NEW HEW HA SUPPLIED BY THE CHILDREN'S PLAYGROUND COMPANY LTD. SAFA GRASS IS USED UNDERNEATH THE BALANCING TRAIL



REFERENCE IMAGE BELT BRIDGE SUPPLIED BY THE CHILDREN'S

REFERENCE IMAGEBALANCING TRAIL MADE BY THE CHILDREN'SPLAYGROUND COMPANY LTD. WITH SAFA GRASS SAFETY SURFACE

REFERENCE IMAGE SEE SAW MADE BY THE CHILDREN'S PLAYGROUND COMPANY LTD.WITH SAFA GRASS SAFETY SURFACE





Contractor responsible for replacement of plant material during the defects liability period:

It is proposed that the defects liability period for soft landscaping will be 24 months. This will cover all trees, shrubs, grass and meadow areas. Any plant material to fail during this period will have to be replaced by the contractor at the contractor's expense.

Contractor responsible for maintenance of plant material during the defects liability period:

During this period the contractor will be responsible for maintenance of all the soft landscaping to include grass cutting, management of the wildflower meadow, watering of trees and shrubs, weeding and hedge clipping. Details of the maintenance operations will be specified at tender design stage.